
Regulatory Committee

THURSDAY, 23RD MAY, 2013 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Basu, Beacham, Brabazon, Christophides, Demirci (Chair), Ejiofor, Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz, Scott and Solomon

Subject to confirmation at Annual Council, 20 May 2013

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 below.

3. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

4. MINUTES (PAGES 1 - 6)

To approve the minutes of the Regulatory Committee on 5 February.

5. ESTABLISHMENT OF LICENSING SUB COMMITTEES (PAGES 7 - 24)

To establish two Licensing Sub Committees to conduct the statutory and non-statutory licensing functions of the Council.

6. INFORMATION PAPER ON GAMBLING ACT 2005 CASES (PAGES 25 - 26)

To receive a briefing paper.

7. DISCUSSION PAPER ON MATTERS RELATING TO THE UPDATE OF THE STATEMENT OF LICENSING POLICY (PAGES 27 - 36)

To receive a briefing paper.

8. INFORMATION PAPER ON NEW SCRAP METAL DEALERS ACT 2013 (PAGES 37 - 40)

To receive a briefing paper.

9. DEVELOPMENT MANAGEMENT AND BUILDING CONTROL WORK REPORT (PAGES 41 - 56)

To receive an update report on performance statistics for Development Management and Building Control.

10. PLANNING ENFORCEMENT UPDATE - YEAR END REPORT 2012-13 (PAGES 57 - 74)

To inform Members on Planning Enforcement's progress in maintaining service delivery in 2012/13.

11. DECISIONS MADE UNDER DELEGATED POWERS BETWEEN 21 JANUARY 2013 AND 5 MAY 2013 (PAGES 75 - 164)

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

12. SECTION 106 MONITORING REPORT (PAGES 165 - 198)

To provide an update report on the management and administration of planning obligations and set out the progress on unspent funds up to 31 March 2013.

13. DEVELOPMENT MANAGEMENT DIAGNOSTIC REVIEW - DRAFT FINAL ASSESSMENT APRIL 2013 (PAGES 199 - 272)

14. NEW ITEMS OF URGENT BUSINESS

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

15. DATES OF FUTURE MEETINGS

The next scheduled meeting will be on 22 October.

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Head of Local Democracy
and Member Services
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Wednesday, 15 May 2013

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MINUTES OF THE REGULATORY COMMITTEE
TUESDAY, 5 FEBRUARY 2013

Councillors Basu, Beacham, Brabazon, Demirci (Chair), Ejiofor, Mallett, McNamara, Peacock (Vice-Chair), Reid, Schmitz, Scott and Solomon

Apologies Councillor Christophides

MINUTE NO.	SUBJECT/DECISION	ACTION BY
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REG79.	APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Christophides.	
REG80.	MINUTES The Chair advised the Committee of the intention for minor amendments to be made to the Planning Committee procedure to help streamline the process and ensure the Committee were able to determine the applications listed on meeting agendas within the time allocated, thereby reducing deferrals: <ul style="list-style-type: none"> • From the officer side, a new, more condensed report template would be used. The Committee emphasised the importance of the Planning Service actively seeking improvements to the quality of applications submitted and thereby Committee reports and reducing the practice of the tabling of papers at the meeting. • Wherever possible, the Planning Service would seek to maintain a continuous dialogue with applicants to address issues with applications at an early stage thereby reducing the number needing to proceed to Committee. • The Chair advised that as a rule he would not approve requests from Members for single dwelling applications to come to Committee instead of being dealt with under delegated authority unless extenuating circumstances were put forward. • It was advised that a number of special Planning Committees were likely to be required before the end of the municipal year in order to help reduce the backlog of applications. • A short training session would be held for Planning Members before the start of the next meeting on 18 February on material and non material planning considerations. • In terms of the conduct of meetings, Members would be asked, where possible, to write down questions and seek responses from officers in advance of the meeting. Members would then have the opportunity to address any outstanding questions to officers prior to final deliberations in the anticipation that most would be answered during the course of proceedings. • The Chair advised that he would refer where necessary any specific concerns about individual Member behaviour at Committee to respective party Whips. <p>In order to provide clarity, Members asked that a short briefing be circulated to the Committee setting out the steps and/or criteria use to</p>	<p>Marc</p>

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	<p>determine whether applications were delegated or came before Committee.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> That the minutes of the Regulatory Committee on 22 November 2012 be agreed as an accurate record and signed by the Chair. 	Dorfman
REG81.	<p>LOW CAR / CAR FREE DEVELOPMENT</p> <p>The Committee considered a report, deferred from the last meeting, providing an overview on policies and implementation issues surrounding low car and car free developments, primarily in this instance the Council's UDP. The link was explained to assessments of Public Transport Accessibility Levels (PTALs) which had been mapped across the borough. Members raised concerns over a perceived variation in the application of car free development rules across the borough, potentially linked to issues of the marketability of properties. Confirmation was provided that PTALs served only as a guide and that applications were determined on a case by case basis and with regards to the policy set out within the UDP of supporting car free residential development. It was requested that the formula used to calculate PTALs be forward to Cllr Schmitz.</p> <p>Members queried the position with regards to the allocation of parking space for mobility scooters within developments. Officers agreed to refer this issue to the Development Control Policy and Standards Group for further consideration.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> That the report be noted. 	<p>Malcolm Smith</p> <p>Marc Dorfman</p>
REG82.	<p>HOW THE PLANNING APPLICATION PROCESS WORKS</p> <p>The Committee considered a report outlining details of the planning process, including how applications are assessed, the timescales involved and the manner in which the decision is made.</p> <p>In response to a question, it was clarified that the clock started for the application process from the date of receipt of the application and subject to its validation. A new system would be implemented to improve this stage of the process including providing further training to officers validating applications and greater input from senior officers at an earlier stage to ensure more speedy and efficient allocation of applications. Members sought further reassurance over the new system proposed in light on ongoing concerns regarding the performance of the service and quality of applications. As such, it was proposed that members of the Committee undertook a sampling exercise of applications held by the planning service for scrutiny and quality control purposes. It was agreed that a small sub group of the Committee would undertake a case audit on a random basis at a time agreed by the Assistant Director. To provide</p>	

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	<p>additional assurance to Members, it was confirmed that an external audit was also being undertaken of cases in relation to the collection of CIL for the Mayor and which would look at data collection and management.</p> <p>Members raised concern over the variation in quality and accuracy of applications put before Planning Committee and the importance of officers continuing to put emphasis on applicants to improve standards through a rigorous approach to validation. It was suggested that consideration be given to the provision of baseline expectations and/or examples of best practice might assist applicants in this regard.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the report be noted. 	Marc Dorfman
REG83.	<p>INFORMATION REPORT - THE WORKINGS OF THE STREET NAMING AND NUMBERING PROCESS IN NEW DEVELOPMENTS</p> <p>The Committee considered an information report requested at a previous meeting, setting out the procedure on how a new development was named and numbered, particularly in relation to the imposition of an informative in this regard by the Planning Committee.</p> <p>The briefing outlined the current disconnect between the street naming and numbering function and the planning process. To this end, the Committee agreed with the officer recommendation to put in place a system to ensure the naming and numbering officer was provided with the details of any planning decision notice containing an informative on street naming and or numbering.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the report be noted and that the procedure as detailed above to improve the link between the Planning Service and the naming and numbering officer be implemented. 	Marc Dorfman
REG84.	<p>THE ROLE OF WARD COUNCILLORS IN DISCUSSIONS WITH PLANNING OFFICERS AND APPLICANTS</p> <p>The Committee received a briefing clarifying the important role of ward Councillors during the processing of planning applications and appeals. The additional constraints imposed on Members sitting on the Planning Committee were also reiterated, particularly the importance of avoiding any involvement with applications due to come before the Committee in advance of the meeting to avoid any perceptions of predetermination or bias towards cases.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> • That the report be noted. • 	

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REG85.	<p>DEVELOPMENT MANAGEMENT AND BUILDING CONTROL WORK REPORT</p> <p>The Committee received an update report providing performance statistics for Development Management and Building Control services since the last meeting and the ongoing efforts to improve performance and address the historical backlog of applications within the Planning Service. The new report format now showed trend comparisons and progress made addressing performance issues.</p> <p>A two year action plan was being implemented for the Planning Service, with an immediate focus on improving performance on determining major applications in light of proposed future government reforms. The Committee were advised that the performance of the service was anticipated to be sufficiently improved going forward so as to avoid the government trigger point for placing authorities determining 30% or less of major applications within 13 weeks on special measures. Improvements implemented under the plan included creation of a bespoke team to focus on progressing major applications within the 13 week time limit or to have a performance agreement in place with the developer, weekly monitoring meetings with the Director Place and Sustainability and the Cabinet Member, and providing fortnightly update reports to Director's Group. It was advised that, where possible, major applications would be brought forward for determination before the end of the current financial year in order to secure a sufficient approval rate over a two year period. Staffing issues were also being addressed within the service including recruitment to a number of additional posts as well as dealing with capability issues where appropriate. An interim Head of Service was in place, with permanent recruitment underway.</p> <p>The service was making progress in addressing the historical backlog of applications, although it was acknowledged that by virtue of the primary focus remaining on improving performance in relation to majors, there was an associated sacrifice from having to drip feed the backlog of minors and other applications into the system. Performance in relation to appeals remained above London and national benchmarks.</p> <p>It was agreed that monthly progress update reports would be circulated to Committee members. The Committee also requested that a special meeting be convened within a month to receive an update on progress as concerns remained regarding the performance of the service and that performance targets were set too low. The Committee also requested that details be provided of the other improvement workstreams to be implemented within the service including processes to improve the quality of applications. Members agreed the current need for more regular oversight of performance monitoring of the service by Regulatory Committee, particularly due to the conflict between improving determination timescales whilst also ensuring quality. Cllr Ejiofor put forward a motion, which was carried, that a minimum of six Regulatory Committee meetings a year be scheduled to maintain sufficient oversight and also to receive feedback from the sub group undertaking an audit of cases.</p>	<p>Marc Dorfman</p> <p>Marc Dorfman</p> <p>Chair/ Clerk</p>
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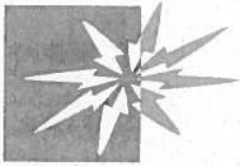
	<p>RESOLVED</p> <ul style="list-style-type: none"> That the report be noted. 	
REG86.	<p>PLANNING ENFORCEMENT AND APPEALS UPDATE</p> <p>This item was deferred to the next Committee meeting.</p>	
REG87.	<p>DELEGATED DECISIONS</p> <p>This item was deferred to the next Committee meeting.</p>	
REG88.	<p>REVIEW OF FEES AND CHARGES - LICENSES</p> <p>The Committee received a report seeking approval for an increase to the Council's licensing fees and charges, which were subject to annual review under the Medium Term Financial Plan and in line with the external income policy. In December, Cabinet had approved the application of a 3% general increase to fees and charges levied by the Council, although approval for a number of specified licensing fees and charges was within the remit of Regulatory Committee. The report recommended that all non-statutory charges in this regard be increased in overall terms by 3% in line with the position agreed by Cabinet and the premise of full cost recovery. Confirmation was provided that an Equalities Impact Assessment had been undertaken and showed no adverse impact on groups with protected characteristics.</p> <p>Members expressed concern over the premise of a blanket increase. Although it was recognised that the fees proposed aimed to achieve a full cost recovery position, it was requested that a future, more detailed costing exercise be undertaken to more fundamentally review the basis for the level of fees charged as opposed to the imposition of a year on year blanket increase. It was considered that some of the fees charged appeared to be out of line with likely cost recovery including some of the additional street trading charges and enforcement costs and as such should be reviewed. In response to questions about street trading application fees, it was confirmed that a review would be undertaken later in the year looking at how the fees and charges were set.</p> <p>Concerns were also expressed on the report coming to the Committee at such a late stage, providing little opportunity to provide input into the level of the fees set as the new charges were required to come into force from 1 April. Officers provided confirmation that this was the first scheduled meeting of the Committee since the primary Cabinet decision regarding fees and charges was taken in December.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> To grant approval for the increase to the Council's licensing fees and charges, as set out in the appendix attached to the report, with effect from 1 April 2013, subject to an Equalities Impact 	<p>Dale Barrett</p>

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	Assessment being carried out with any subsequent changes then required being delegated to the Director of Place and Sustainability having consulted with the appropriate Cabinet member.	
REG89.	DATES OF FUTURE MEETINGS To be confirmed.	

CLLR ALI DEMIRCI

Chair



Haringey Council

Report for:	Regulatory Committee 23 May 2013	Item Number:	
Title:	Establishment of Licensing Sub-Committees		
Report Authorised by:	David McNulty, Head of Local Democracy and Member Services Bernie Ryan, Head of Legal Services <i>Bernie Ryan</i> <i>D. McNulty</i>		
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

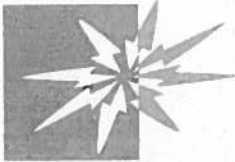
- 1.1 To establish two Licensing Sub-Committees to conduct both the statutory and non-statutory licensing functions of the Council as set out in Part Three, Section C of the Council's Constitution which is attached as Appendix 3 to this report.

2. Cabinet Member introduction

N/A

3. Recommendations

- 3.1 To note the terms of reference of the Regulatory Committee in the Council's Constitution attached as Appendix 1, and confirm the terms of reference of the Licensing Sub-Committees attached as Appendix 3 to this report.



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- 3.2 That Members agree the establishment of two Licensing Sub-Committees with the membership set out in Appendix 2 to this report (to follow once membership is confirmed at Annual Council on 20 May) to conduct both the statutory and non-statutory licensing functions of the Council as set out in Part Three, Section C of the Council's Constitution which is attached as Appendix 3 to this report.
- 3.3 That Members note the provisions in the Committee Procedure Rules, Part 4, Section B of the Constitution and the delegations to the Head of Local Democracy and Member Services (Appendix E Section 9 paragraph 1.5 of the Constitution), attached at Appendix 4 to this report, for the appointment of a substitute Member of a Licensing Sub-Committee from among the Members of the Regulatory Committee when the permanent Sub-Committee Member is unable to attend for any reason.
- 3.4 To note that the Council Procedure Rules in Part 4 B of the Constitution do not apply to licensing hearings only in those areas where they conflict with the Local Licensing Procedure Rules and the relevant Acts and Regulations which take precedence.

4. Other options considered

N/A.

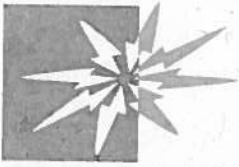
5. Background information

Regulatory Committee

- 5.1 The full Council appoints the membership of the Regulatory Committee including its Chair and Vice-Chair. By law there must be at least 10 but no more than 15 appointed Members. The Committee can still meet and undertake its business with a quorum of 4 Members.
- 5.2 The Council can determine the terms of reference of the Committee. These are currently set out in Part 3 C of the Council's Constitution and attached as Appendix 1 to this report.

Establishing the Licensing Sub-Committees

- 5.3 The Regulatory Committee may establish Licensing Sub-Committees to conduct both the statutory and non-statutory licensing functions of the Council as set out in Part Three, Section C of the Council's Constitution which is attached as Appendix 3 to this report. Although the membership for these has been reported to Annual Council, it is the Regulatory Committee that fixes these Sub-Committees' membership and confirms their terms of reference.
- 5.4 Last year there were 2 Licensing Sub-Committees to deal with contested applications. It is anticipated that the volume of applications will continue for the foreseeable future. It is recommended that 2 Licensing Sub-Committees be



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appointed and this should be sufficient. The appointed membership of the statutory Sub-Committees is fixed by law at 3 Members. The Council's own Local Licensing Procedure Rules set the quorum for hearings at 3 Members since this promotes better decision-making.

5.5 The membership of the 2 Licensing Sub-Committees will be set out in Appendix 2 to this report, which will be circulated once the membership of the full Regulatory Committee is confirmed.

5.6 On occasion an appointed Member of a Licensing Sub-Committee cannot take part in the decision on a particular case, for example, due to a conflict of interest or if the premises in question is located in the Member's own Ward. In such cases, and any other case where a Member is unexpectedly absent or seriously late, it will be necessary to appoint a substitute Member often at short notice. Any such substitution will be made in accordance with the provisions of Appendix E, Section 9, Paragraph 1.5(k) and 1.5(l) of the Constitution. Substitute Members would always be trained Members of the Regulatory Committee who were able to make themselves available.

5.7 Members of the Committee are asked to note the terms of reference of the Licensing Sub-Committees. These are set out in Part 3 C of the Constitution and attached as Appendix 3 to this report. Reports on matters of general concern and decisions on general procedural issues will come to the Regulatory Committee.

6. Comments of the Chief Finance Officer and financial implications

6.1 The Chief Finance Officer confirms that there are no financial implications arising from the recommendations in this report.

7. Head of Legal Services and legal implications

7.1 The Head of Legal Services has been consulted and approves the content of this report.

8. Equalities and Community Cohesion Comments

8.1 The Council has a public sector equality duty under S149 of the Equality Act 2010 to have due regard to need to:

- tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- advance equality of opportunity between people who share those protected characteristics and people who do not;
- foster good relations between people who those characteristics and people who do not.



- 8.2 Policy and Equalities Team have been consulted in the preparation of this report and they comment that the proposals outlined in this report carry no apparent implications for the any aspect of duty outlined above.

9. Head of Procurement Comments

N/A

10. Use of Appendices

- 10.1 Appendix 1 to this report is the terms of reference of the Regulatory Committee
- 10.2 Appendix 2 to this report is the proposed membership of the two Licensing Sub-Committees (to follow)
- 10.3 Appendix 3 to this report is the terms of reference of the Licensing Sub-Committees
- 10.4 Appendix 4 to this report is the extracts from the Committee Procedure Rules and Scheme of Delegation to officers in respect of substitution arrangements.

11. Local Government (Access to Information) Act 1985

- 11.1 The following background papers were used in the preparation of this report:
- (i) The Council's Constitution and (ii) Local Licensing Procedure rules.

PART THREE – RESPONSIBILITY FOR FUNCTIONS

Section C – Terms of Reference: Full Council & Non Executive Bodies

to include a post on the list of restricted posts;

- (k) Advising the Council on the appointment of independent persons and taking steps to select them.

4. Alexandra Palace and Park Board

To fulfil the functions, powers and duties of the Council as Trustee of Alexandra Palace and Park under the Alexandra Park and Palace Acts and Order 1900 to 1985 and, without prejudice to the generality of this, these functions include:

- (a) The duty to uphold, maintain and repair the Palace and to maintain the Park and Palace as a place of public resort and recreation and for other public purposes.
- (b) Acting as the employing body for employees engaged in the working of the Trust at Alexandra Palace, and to be responsible for the setting of staffing policies, conditions of service and terms of employment of those employees.
- (c) In relation to the Trust, being responsible for developing and monitoring the implementation of effective policies and practices to achieve equality of opportunity both for employment and service delivery.

5. The Regulatory Committee

The Regulatory Committee has functions either (1) as the statutory Licensing Committee of the Council under the Licensing Act 2003, which also exercises functions under the Gambling Act 2005, or (2) as a non-statutory Committee exercising other non-executive functions relating to Licensing, Town Planning and other regulatory matters generally. At the beginning, and at other appropriate stage(s) in each meeting, the Chair will make a short announcement indicating whether the Committee is operating in its capacity as "statutory Licensing Committee" or as a "non-statutory Committee".

Membership

The Regulatory Committee must have between 10 and 15 Members in order to comply with the legislation as statutory Licensing Committee.

Protocol

There is a Protocol outside this Constitution setting out how the Regulatory Committee is to operate. The Protocol shall be applied in a manner consistent with Committee Procedure Rules in Part 4 and the relevant Licensing Procedure Rules when the Committee is conducting a formal hearing. Any issue on procedure at the meeting shall be subject to the ruling of the Chair.

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The Protocol can be amended by the written agreement of the Leaders of the Political Groups on the Council.

- (1) In its capacity as the statutory Licensing Committee the Committee has all the functions referred to it by law under the Licensing Act 2003 and the Gambling Act 2005. These include:
 - (a) To be responsible for monitoring the operation of the Acts licensable activities and gambling in the Borough;
 - (b) To establish the Licensing Sub-Committees and to agree the delegation of functions to the Sub-Committees and to officers;
 - (c) To receive reports on the matters in (a) above_and on the functions delegated to the Licensing Sub-Committees and to officers. To call for a report on any individual case;
 - (d) To determine the procedures to be followed in handling applications, notices, representations and all hearings, subject to the relevant Regulations;
 - (e) Subject to Regulations, to determine the fees payable for applications for premises licences and related matters under the Gambling Act 2005;
 - (f) In a Council Election Year when there is a need to hold a hearing in the period between Election day and the Annual Meeting of the Council, those Members of the Committee who are re-elected as Councillors shall meet as the Committee (subject to there being a quorum of 3 Members) in order_to exercise any of the functions of the Licensing Sub-Committees, or of the Committee_under (f) above, and shall elect a Chair for the meeting.
- (2) In its capacity as the non-statutory Committee exercising other non-executive functions the Committee has the following functions:
 - (a) Exercising the functions which are stated not to be the responsibility of The Executive/Cabinet In Regulation 2 and Schedule 1, Paragraph B (Licensing and Registration) of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) and in any Statute or subordinate legislation further amending these Regulations. The Committee's functions are to determine all policy issues, procedures and standard terms and conditions relating to the non-executive licensing functions but exclude decisions in individual cases which are delegated to the Licensing_Sub-Committees;

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- (b) Formulating, reviewing and approving for consultation the Statement of Licensing Policy under the Licensing Act 2003 and recommending it, and any revisions to it, to full Council for adoption;
- (c) Being consulted informally on the review and determination of the Statement of Gambling Policy, including procedures for Council consultation with external stakeholders, and making recommendations on these matters to the Cabinet;
- (d) Making informal recommendations to the Cabinet and full Council on local development documents, development plan documents, the local development framework, the statement of community involvement and any other planning policy matter;
- (e) Reviewing all Council plans and policies on any licensing, planning or regulatory matters, exercising an overview in relation to common themes and making informal recommendations on these matters to Cabinet and full Council;
- (f) Making informal recommendations to the Cabinet and other bodies on service delivery, grant aid, commissioning and procurement matters when these involve or relate to licensing, planning, conservation or regulatory issues.

SECTION 3 - SUB-COMMITTEES AND PANELS

The following bodies shall be created as Sub-Committees of the relevant Committee of the Council under which they are listed. Bodies described as "Panels" are Sub-Committees unless otherwise stated. Sub-Committees shall report to their parent bodies and they shall have the membership as described in the Appointments of Non-Executive Committees, Sub-Committees, Panels, etc as approved by the Annual Meeting

1. Under the Corporate Committee

1.1 Disciplinary Appeals Panel

To confirm, reduce or increase the penalty imposed by previous internal disciplinary hearings.

1.2 Grievance Panel

To determine grievances lodged by employees of the Council in relation to their terms and conditions of service, in accordance with the approved procedures.

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1.3 Job Evaluation Appeals Panel

To determine job evaluation appeals lodged by employees of the Council in accordance with the approved procedures.

1.4 Haringey Council and Employees Joint Consultative Sub-Committee

- (a) To negotiate on matters relating to the service between the Council and the officers or between officers with a view to the prevention of differences and to their better adjustment when they appear, and to make appropriate recommendations to the Corporate Committee.
- (b) To secure the largest possible measure of joint action between the Council and the officers for the development and improvement of local government administration, and for the consideration of the conditions of all engaged therein.
- (c) To make provision for members of the Cabinet to meet with Employees' Side representatives for the purpose of negotiation and consultation on matters affecting Southbury paid officers.

2. Under Overview and Scrutiny Committee

2.1 Scrutiny Review Panels

- (a) To carry out scrutiny processes relevant to particular services as determined by Overview and Scrutiny Committee and within the parameters, protocols and procedures agreed by Overview and Scrutiny Committee for all Scrutiny Review Panels.
- (b) Within these scrutiny processes to request and receive submissions, information and answers to questions from Cabinet Members, officers and other senior employees of the Council, service users, external experts and relevant members of the public.
- (c) To refer the findings/recommendations in the form of a written report, with the approval of the Overview and Scrutiny Committee, to The Cabinet and/or the Council as appropriate.

3. Under Standards Committee

3.1 Assessment Sub-Committee

To consider all allegations referred to the Sub-Committee by the Monitoring Officer that a member or co-opted member has failed to comply with the

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Member's Code of Conduct and to determine whether the allegation:

- (a) Merits no further action and is dismissed; or
- (b) Merits further investigation.

The quorum of the Assessment Sub-Committee is three.

3.2 Hearing Sub-Committees

- (a) To conduct hearings into allegations referred for investigation by the Assessment Sub-Committee that a member or co-opted member has failed to comply with the Members' Code of Conduct.
- (b) To determine whether or not the member or co-opted member did / did not fail to comply with the Members' Code of Conduct.
- (c) Where the Sub-Committee has determined that a member has failed to comply with the Members' Code of Conduct to take such action as it may lawfully take.
- (d) In consequence of the hearing and determination of any allegation to make recommendations to the Council with a view to promoting high standards of conduct amongst members.

The quorum of the Hearing Sub-Committee is three.

4. Under The Regulatory Committee

4.1 Licensing Sub-Committees

Introduction

The Licensing Sub-Committees have functions either (1) as Sub-Committees of the Regulatory Committee in its capacity as the statutory Licensing Committee of the Council under the Licensing Act 2003, which also exercises functions under the Gambling Act 2005, or (2) as Sub-Committees of the Regulatory Committee in its capacity as a non-statutory Committee exercising non-executive licensing and regulatory functions. At the beginning, and at other appropriate stage(s) in each meeting, the Chair will make a short announcement indicating whether the Sub-Committee is operating in its capacity as "statutory Licensing Sub-Committee" or as a "non-statutory Sub-Committee".

Membership

The membership of each Sub-Committee is nominated by the Annual Council but formally appointed by the Regulatory Committee each year. In the event

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that an appointed Member or Members of a Sub-Committee is unable or unwilling to take part in a hearing for any reason a Special Licensing Sub-Committee may be appointed from among the Members of The Regulatory Committee. When operating in its capacity as "statutory Licensing Sub-Committee" there must be a membership and quorum of 3 present at all times.

(1) General Provisions Relating to the Statutory Licensing Sub-Committees

- (a) Licensing Sub-Committees have the power to make final decisions on behalf of the Council on matters within their terms of reference and there is no right of appeal to the Regulatory Committee;

Functions under both the Licensing Act 2003 and the Gambling Act 2005

- (b) To determine applications for premises licences where relevant representations have been made;
- (c) To determine applications for provisional statements where relevant representations have been made;
- (d) To determine valid applications for review of premises licences;
- (e) To decide on any other matter where it is necessary or desirable for Members to make that decision;

Functions under the Licensing Act 2003 alone

- (f) To determine applications for variations of premises licences where relevant representations have been made except in the case of minor variations;
- (g) To determine applications to vary designated premises supervisors following police objections;
- (h) To determine applications for transfer of premises licences following police objections;
- (i) To consider police objections made to interim authority notices;
- (j) To determine applications for club premises certificates where relevant representations have been made;
- (k) To determine applications to vary club premises certificates where relevant representations have been made except in the case of minor variations;

PART THREE – RESPONSIBILITY FOR FUNCTIONS

Section C – Terms of Reference: Full Council & Non Executive Bodies

- (l) To determine valid applications for review of club premises certificates;
- (m) To decide whether to give counter notices following police objections to temporary event notices;
- (n) To determine applications for grants of personal licences following police objections;
- (o) To determine applications for renewals of personal licences following police objections;
- (p) To decide on revocation of personal licences where convictions come to light after grant;

Functions under the Gambling Act 2005 alone

- (q) To determine applications for variations of premises licences where relevant representations have been made;
- (r) To determine applications for transfers of premises licences following representations by the Gambling Commission or others;
- (s) To determine applications for the re-instatement of premises licences where relevant representations have been made;
- (t) To decide whether to give counter notices following objections to temporary use notices;
- (u) To determine applications for the grant of club gaming permits and club machine permits where objections have been received;
- (v) To determine proposals to cancel club gaming permits and club machine permits where the holder requests a hearing;
- (w) When the licence holder requests a hearing, to determine officer proposals: (i) to make an order removing the entitlement of an on-premises alcohol licence holder to have one or two gaming machines, or (ii) to cancel or vary a licensed premises gaming machine permit;
- (x) To determine licensed premises gaming machine permit applications for 5 or more machines and all applications for any number of machines where there is cause for concern about the proper management of the premises;

PART THREE – RESPONSIBILITY FOR FUNCTIONS

Section C – Terms of Reference: Full Council & Non Executive Bodies

- (2) General Provisions Relating to the Non-Statutory Licensing Sub-Committees
- a) The Sub-Committees have all the functions which are stated not to be the responsibility of the Council's Executive/Cabinet in Regulation 2 and paragraph B (Licensing and Registration) of Schedule 1 of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 S. I. 2853, as amended, or further amended, in any statute or subordinate legislation. The Sub-Committee's remit includes the licensing of street trading, special treatment premises, sex establishments and dog breeding establishments.
 - (b) The Sub-Committees make decisions in all individual licensing or registration cases where a hearing is required because of an objection to an application or to a proposed revocation or because of an officer recommendation for refusal.
 - (c) The Sub-Committees have the power to make final decisions on behalf of the Council in relation to its functions in (b).
 - (d) Excluded from the Sub-Committees' terms of reference are decisions on all policy issues, procedures and standard terms and conditions which are within the remit of The Regulatory Committee.

4.2 Planning Sub-Committee

- (a) The Sub-Committee has all the functions which are set out in (b) and (c) below and which are stated not to be the responsibility of the Executive in Regulation 2 and Schedule 1 of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) and in any statute or subordinate legislation further amending those Regulations (references to paragraphs are to those in Schedule 1);
- (b) paragraph A - Town Planning (all functions), including determination of applications for planning permission, conservation area consent, listed building consent and advertisements consent, entering into planning agreements and enforcement of planning and listed building controls;
- (c) paragraph I - Miscellaneous Functions;
 - (A) the creation, stopping up and diversion of highways, footpaths and bridleways in connection with development control

PART THREE – RESPONSIBILITY FOR FUNCTIONS

Section C – Terms of Reference: Full Council & Non Executive Bodies

decisions, and

- (B) the preservation of trees;
- (d) The Sub-Committee may enter into highway works agreements under section 278 of the Highways Act 1980 in connection with the determination of a planning application.

SECTION 4 - UNDER ALEXANDRA PALACE AND PARK

Arising from the Council's role as trustee of Alexandra Palace and Park the following additional bodies shall be established. Membership of the additional bodies is as described in the Appointments of Non Executive Committees, Sub-Committees, as approved by the Annual Meeting. The Terms of Reference of the additional bodies shall be as follows:

1. Alexandra Palace and Park Panel

To consider and take decisions upon urgent matters arising between ordinary meetings of the Alexandra Palace and Park Board. The Panel is composed of four Members, selected with reference to political balance.

2. Alexandra Palace and Park Consultative Committee

Alexandra Palace and Park Consultative Committee 7 Members and up to 30 community representatives.

- (a) To give representatives of appropriate local and national organisations the opportunity of full discussion with Members of the Alexandra Palace and Park Board on general matters affecting Alexandra Palace and Park.
- (b) To give Members of the Alexandra Palace and Park Board the opportunity of discussing and explaining to the organisations matters affecting the overall policy and efficient management of Alexandra Palace and Park.
- (c) To promote better understanding between Members of the Alexandra Palace and Park Board, the Palace Management and local organisations.
- (d) To enable appropriate local (and national) organisations to be fully consulted on decisions of direct concern to them.
- (e) To promote the best interests of the Alexandra Palace and Park as a conservation area.

PART FOUR – RULES OF PROCEDURE

Section B – Committee Procedure Rules

44. In the case of an equality of votes, the Chair shall have a second or casting vote, unless the constitution of the body as approved by the Council provides otherwise.
45. Proposals carried are recorded as resolutions or recommendations. Proposals lost are not recorded, except as provided for in (2) above.

ATTENDANCE

46. Any member of the Council may attend the public part of all meetings whenever he/she wishes and, with the Chair's consent, may take part in the business of a meeting of which he/she is not a member but may not move a resolution nor vote. Before a Member participates in or addresses a meeting under this rule, written notice should be given to the Chair, preferably before the meeting but in any event as soon as the Member arrives at the meeting. Members of the Council are not required to complete any form used by the public to request permission to speak at a meeting.
47. With the Chair's consent, any member of the Council may attend the exempt part of meetings whenever he or she wishes and may take part in the business of a meeting of which he or she is not a member but may not move a resolution nor vote. No Member, other than the appointed Members of the bodies concerned, may attend certain meetings affecting specific individuals, such as Appointments Panels, hearings and appeals where this is prevented in the Constitution or procedure rules of the body or where advised by the Monitoring Officer.
48. Every member attending a meeting shall sign his/her name on the attendance sheet provided for that purpose.
49. Where a Member is proposing to be absent for any reason from a meeting of a particular Committee/Sub-Committee to which they have been appointed they may give notice to arrange for a substitute Member in their place. The Chief Whip of a political group may give this notice in place of any Member from that group who will be absent.
50. Notice under 49 must be given in writing, including e-mail, to the Head of Local Democracy & Member Services by 10.00 a.m. on the day of the meeting if the meeting commences at 6.00 p.m. or later. Where the meeting commences before 6.00 p.m., the notice must be given by 10.00 a.m. on the previous working day before the meeting.
51. On receipt of notice under 49 above, the Head of Local Democracy & Member Services will notify the Chief Whip for the political group of the Member who will be absent. The Chief Whip will make arrangements for the attendance of a substitute Member from the list of reserve Members for that Committee/Sub-Committee nominated by the group. Where none of the listed reserve Members for the relevant Committee/Sub-Committee is available, or where no reserve Members

PART FOUR – RULES OF PROCEDURE
Section B – Committee Procedure Rules

have been nominated, then the Chief Whip may select any other Member of the group. The provisions of this rule are subject to 54 below.

52. The name of the Member selected to act as the substitute must be notified in writing, including e-mail, by the Chief Whip to the Head of Local Democracy & Member Services no later than 3 hours before the time for commencement of the meeting stated on the agenda.
53. If the Chief Whip of a political group is absent or unable to act for any reason, then any action to be taken by the Chief Whip in this Standing Order may be undertaken instead by the group's Assistant Whips, Group Secretary and Group Chair.
54. In the case of meetings of Committees/Sub-Committees where prior Member training is required, only those Members who have attended appropriate training can be selected as substitutes. Currently these bodies are the Standards Committee and its Sub-Committees, the Planning Committee, Disciplinary Appeals Panels, Grievance Panels, Job Evaluation Panels and hearings conducted by the Licensing Committee and its Sub-Committees. Reserve Members will be trained for the relevant body as soon as possible after their appointment.
55. Substitutes properly appointed will be recorded in the minutes and shall carry full voting and other rights and responsibilities. This rule (in 49) does not apply so as to allow substitution at meetings of The Cabinet or its Committees or its subordinate bodies.

CHAIR'S PREROGATIVE ON INTERPRETATION OF STANDING ORDERS

56. The ruling of the Chair on the interpretation or application of any of these Standing Orders, or on any proceedings of the Committee, Sub-Committee, Panel or other body, shall not be challenged.

APPENDIX E – SCHEME OF DELEGATION TO OFFICERS

Section 9 – Proper and Specified Officer Functions

Section 41(3) of the Local Government (Miscellaneous Provisions) Act 1976;

- (e) Signing on behalf of the Council to certify a contract under the Local Government (Contracts) Act 1997;
- (f) The functions of the Monitoring Officer under sections 5 and 5A of the Local Government and Housing Act 1989 and Part 3 of the Local Government Act 2000 or other legislation relating to Local Government and Regulations made under the above;
- (g) Determining whether the public interest requires information to be treated as "exempt information" in any report or related background paper and whether any meeting of the Council or a Council body is likely not to be open to the public because of the risk of disclosure of confidential or exempt information or the advice of a political assistant under Part VA and Schedule 12A of the Local Government Act 1972 and the Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2000-2006 (Access to Information);
- (h) Determining whether the public interest in maintaining the exemption of information, or the exclusion of the duty to confirm or deny, outweighs the public interest in disclosure in relation to any request for information, or to any internal review after the refusal of a request, under section 2 and Part 2 of the Freedom of Information Act 2000;
- (i) Being the "qualified person" to form a reasonable opinion as to whether disclosure of information would be likely to inhibit the free and frank provision of advice or exchange of views or would be likely otherwise to prejudice the effective conduct of public affairs under section 36 of the Freedom of Information Act 2000;

1.5 Head of Local Democracy and Member Services

The Head of Local Democracy and Member Services is appointed Proper Officer and specified officer in relation to:

- (a) Those proper officer functions relating to access to information not delegated to the Head of Legal Services above under Part VA and Schedule 12A of the Local Government Act 1972 and the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000-2006;
- (b) Section 191 of the Local Government Act 1972 (providing information to assist the Ordnance Survey);
- (c) Sections 225 and 229 and Schedule 14, Part II, Paragraph 25 (7) of the Local Government Act 1972, and Section 41(1) of the Local

APPENDIX E – SCHEME OF DELEGATION TO OFFICERS

Section 9 – Proper and Specified Officer Functions

Government (Miscellaneous Provisions) Act 1976 (custody of, and certifying, documents);

- (d) Section 8 of the Representation of the People Act 1983 (the officer who will act as Deputy to the Electoral Registration Officer in the event of the latter's incapacity or a vacancy arising);
- (e) Section 2(2) of the Local Government and Housing Act 1989 (Maintenance of the list of politically restricted posts);

In addition the Head of Local Democracy and Member Services is empowered:

- (f) To determine the appointment of outside members to the "pool" from which the membership of School Admissions Appeals Panels and School Exclusions Appeals Panels are drawn;
- (g) To determine the membership of individual Appeals Panels (under (f) above) and the selection of Chairs of these Panels;
- (h) To make appointments of representative School Governors as notified by the Executive Member for Education or the Opposition Spokesperson, as appropriate; *
- (i) To make appointments to vacancies on the Standing Advisory Council on Religious Education and Conference Committees;
- (j) To make appointments to the membership of Special Licensing Sub-Committees from among the Members of the Regulatory Committee; *
- (k) To appoint an additional Member or Members to any scheduled meeting of a Licensing Sub-Committee from among the Members of the Regulatory Committee whenever the appointment of a substitute Member under the Committee Procedure Rules (Part 4, Section B) would be impracticable and the meeting would otherwise be inquorate; *
- (l) The exercise of the delegated powers in (j) and (k) above shall be, so far as practicable, in consultation with the Chair of the Regulatory Committee and the Chief Whip of each Group and with a view to achieving political balance in the membership of Licensing Sub-Committees. *
- (m) To appoint the membership of Assessment Sub-Committees, Review Sub-Committees and Hearing Sub-Committees in accordance with the relevant Regulations (S. I. 2008/1085 and any amendment) and the decisions of the Standards Committee and in consultation with the Chair of the Standards Committee and the Monitoring Officer. *



Haringey Council

Briefing Report for:	Regulatory Committee Discussion paper 23rd MAY 2013	Item number	
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Title:	INFORMATION PAPER ON GAMBLING ACT 2005 CASES
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Lead Officer:	DALIAH BARRETT – Licensing Team Leader
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Ward(s) affected: ALL	Report for Key/Non Key Decision:
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1. Describe the issue under consideration

- 1.1 Members of the Regulatory Committee have requested a briefing on the action taken by Newham Council in refusing a betting shop application by Paddy power under the Gambling Act 2005. Therefore this briefing is for information only.
- 1.2 Newham have refused the application based on the crime figures in the surrounding area and more importantly regarding the fact that most of the expected income at the betting shop would be from the fixed odds betting terminals (FOBT's) and not from the traditional over the counter betting operation.
- 1.3 The Gambling Commission guidance and the Code of Practice that betting operators must abide by state that:

“Licence condition 16

“Gaming machines may be made available for use in licensed betting premises only at times when there are also sufficient facilities for betting available.”

Such facilities for betting must include:

the provision of information that enables the customer to access details of the events on which bets can be made
facilities to enable to place bets
facilities to establish the outcome of the events



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facilities to calculate the outcome of their bets
facilities to be paid or credited with any winnings.

Where licensees provide facilities for betting only by means of betting machines the licensee must ensure that the number of betting machines is greater than the number of gaming machines which are made available for use in reliance on the premises licence. "

- 1.4** The Guidance and the Code of Practice is saying that the stance taken by LB Newham is therefore incorrect. Newham have received money from the Olympics and decided that they wished to take a test case in relation to the primary activity arguments on this matter. Over the counter betting should be the primary activity and not the facilitating four FOBTs.
- 1.5** The case is set to be heard in June. The Gambling Commission have not made any comments or given any guidance to Newham.
- 1.6** In other areas Westminster are also taking a test case based on refusing to vary existing betting shops for later hours of operation as they argue that it will only be to enable FOBTs to be used for longer on the premises as there will be no over the counter betting taking place.
- 1.7** The Royal borough of Greenwich has recently refused an application for Coral betting. These were unique circumstances, as the premises under consideration shared the building with a centre for addiction counselling, some of which was gambling addiction as well as drug addiction. The Committee took the view that this would lead to exploitation of the vulnerable. The matter has not been appealed by Coral and the time limit for appealing has now passed.



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Briefing Report for: Regulatory Committee 23rd May 2013	Regulatory Committee Discussion paper	Item number	
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Title:	DISCUSSION PAPER ON MATTERS RELATING TO THE UPDATE OF THE STATEMENT OF LICENSING POLICY
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Lead Officer:	DALIAH BARRETT – Licensing Team Leader
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Ward(s) affected: ALL	Report for Key/Non Key Decision:
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1 Describe the issue under consideration

- 1.1** The Licensing Act 2003 Act came into force in 2005 and provided a unified system of regulation of the activities of the sale and supply of alcohol, the provision of regulated entertainment, and the provision of late night refreshment. Each licensing authority is required to determine and publish its policy statement that they propose to apply in exercising their functions under the Act during the five year period to which the licensing policy applies. The Policy must, however, be kept under review and revisions made when considered appropriate. The existing policy expires in January 2014 by which time a new policy must be published which will apply for 2014-2019 (subject to any further revisions during that period).
- 1.2** The 2003 Act contains four licensing objectives which the licensing authority has a duty to promote. These are:
- The prevention of crime and disorder,
 - public safety,
 - The prevention of public nuisance, and
 - The protection of children from harm.

The licensing authority can only consider matters within the scope of the Licensing



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Act, and guidance documents.

1.3 Exercising of functions

In its capacity as the non statutory Committee, the Regulatory's Committee's functions include formulating, reviewing and approving for consultation the Statement of Licensing Policy under the Licensing Act 2003 and recommending it, and any revisions to it, the full Council for adoption.

2 Background information

2.1 The Police Reform and Social Responsibility Act 2011 amended several sections of the Licensing Act 2003. On 25 April 2012 a number of the amendments become effective.

2.2 The amendments to the Licensing Act 2003 have required the Home Office to revise the Secretary of State's guidance to Licensing Authorities issued under Section 182 of the Licensing Act 2003. In accordance with the Act the Licensing Authority must have regard to the Guidance when carrying out its licensing functions.

2.3 The main amendments to the Licensing Act 2003 and the Secretary of State Guidance are as follows;

- Licensing Authorities and Local Health Bodies become "Responsible Authorities"
- The "vicinity" test for persons/businesses making representations for/against licence applications is abolished.
- In addition to the Police, Environmental Health Officers may now submit objections to a Temporary Event Notice (TEN). Objections from both bodies may now be made in connection with any of the four licensing objections, and not just the "prevention of crime and disorder" objective and existing licence conditions, can be attached to TENs, in some circumstances.
- The limit for the number of days per calendar year an individual premises may hold a TEN is increased from 15 to 21 days.
- The limit that an individual TEN can last is increased from 96 to 168 hours.
- The provision for applicants to submit 'Late TENs'
- A non payment of the annual licensing fee by a premises licence/club premises certificate holder may result in the premises licence being suspended.
- The statutory review period for a Statement of Licensing Policy's has been extended from 3 to 5 years.



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- The criteria on which licensing decisions must be made has been changed from being “necessary” to “appropriate” (the inherent legal requirement for “proportionality” remains unaffected)
 - The Live Music Act is now also law
- 2.4** Further amendments to the Licensing Act 2003 took effect at the end of October 2012. The amendments are in relation to a Late Night Levy (LLN) and Early Morning Restriction Orders (EMROs).
- 2.5** Proposed amendments to the draft Revised Statement of Licensing Policy 2012. In summary the proposed amendments to the Statement of Licensing Policy are:
- ❖ Requirement for Licensing Authorities to review their Statement of Licensing Policy every three years has been deleted and replaced with five years.
 - ❖ Replacing ‘Department of Culture Media & Sport’ with the ‘Home Office’ in relation to alcohol matters.
 - ❖ To update the information in relation to numbers, hours and ‘late notices’ for Temporary Event Notices (TENs).
 - ❖ Replacing the term ‘Interested party’ with ‘other persons’.
 - ❖ Replacing the term ‘necessary’ with ‘appropriate’.
 - ❖ To update advice regarding non payment of annual licence fees.
 - ❖ To include additional advice for applicants regarding information to be provided in their operating schedule when submitting an application.
 - ❖ Removal of the word ‘vicinity’ in relation to representations.
 - ❖ To include the Primary Care Trust and the Licensing Authority as responsible authorities.
 - ❖ Live Music Act
 - ❖ Make minor amendments to some wording and formatting of the policy to provide clarity.

3. Matters requested to be discussed

- 3.1** Cllr Ejiofor has requested that clarity is given as to whether or not Committees are able to consider having set closing times in an area without Benefit of a cumulative impact area being declared. The Home Office produced the attached document at Appendix 2, that advises of the intention of giving more autonomy to licensing authorities regarding closing times. This was also documented in the Home Office response document on rebalancing the Licensing Act 2003.

When the Act initially came into being in 2005 the Guidance steered authorities away from declaring blanket closing times across their areas. In 2011 as part of the Governments response to the rebalancing consultation they declared ;



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'In addition we will amend the Statutory Guidance to make it clear to local areas that they can make decisions about closing times. The guidance will ensure that licensing authorities can reflect the needs of their local area by using measures such as fixed closing times, staggered closing times and zoning where they consider them to be appropriate. Again, this proposal received widespread support in consultation responses'

3.2 The revised Section 182 Guidance now advises licensing authorities of the following matter relating to the issue of closing time:

"Hours of trading

"10.11 The Government acknowledges that different licensing strategies may be appropriate for the promotion of the licensing objectives in different areas. The 2003 Act gives the licensing authority power to make decisions regarding licensed opening hours as part of the implementation of its licensing policy statement and licensing authorities are best placed to make decisions about appropriate opening hours in their areas based on their local knowledge and in consultation with responsible authorities. However, licensing authorities must always consider each application and must not impose predetermined licensed opening hours, without giving individual consideration to the merits of each application.

10.12 Where there are objections to an application to extend the hours during which licensable activities are to be carried on and the licensing authority determines that this would undermine the licensing objectives, it may reject the application or grant it with appropriate conditions and/or different hours from those requested.

10.13 Shops, stores and supermarkets should normally be free to provide sales of alcohol for consumption off the premises at any times when the retail outlet is open for shopping unless there are good reasons, based on the licensing objectives, for restricting those hours."

3.3 Authorities are therefore able to give an indication through the Statement Of Licensing Policy what hours they consider reasonable for areas of the borough or across the borough as a whole, these would be called 'Framework hours'. We are not able to say that we will not consider applications outside of these time as that would be unlawful. Needless to say each case has to be decided on its own merits.



3.4 Planning interface with Licensing

Cllr McNamara has raised the issue of licences being awarded to applicants under the Licensing Act 2003 that would take them outside of what their Planning permission allows. The Section 182 Guidance recently published now advises of the following in relation to this relationship:

“CONSIDERING CASES WHERE LICENSING AND PLANNING APPLICATIONS ARE MADE SIMULTANEOUSLY

9.41 “ Where businesses have indicated, when applying for a licence under the 2003 Act, that they have also applied for planning permission or that they intend to do so, licensing committees and officers should consider discussion with their planning counterparts prior to determination with the aim of agreeing mutually acceptable operating hours and scheme designs.”

“PLANNING AND BUILDING CONTROL

13.55 The statement of licensing policy should indicate that planning permission, building control approval and licensing regimes will be properly separated to avoid duplication and inefficiency. The planning and licensing regimes involve consideration of different (albeit related) matters. Licensing committees are not bound by decisions made by a planning committee, and vice versa.

13.56 There are circumstances when as a condition of planning permission, a Terminal hour has been set for the use of premises for commercial purposes.

Where these hours are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law. Proper integration should be assured by licensing committees, where appropriate, providing regular reports to the planning committee.”

- 3.5** The Guidance is now giving a clear indication that if earlier hours of operation are contained with a planning permission on a particular premises, then the Planning conditions must be observed by the license holder. However this does not stop the Licensing Sub Committee from considering an application for later hours at that premises and granting the later hours applied for. In fact, the guidance does not suggest a restriction on licensing hours would be justified simply because it would match its planning consent.



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The views put forward in the Section 182 Guidance can be seen to be Supporting a more robust view on Licensing /Planning relationship in the context of the Statement of Licensing Policy, but care must be taken to ensure that we are not saying that we will refuse licensing applications as they do not align with hours set under planning. We can give an indication that we would expect the applicant to have the correct planning permission Section 13.56 of the Guidance could be read to suggest that we say we would expect the applicant to observe the earlier closing times of the two, this would be to stay on the right side of Planning law. It does not mean that licensing hours should be restricted on this basis.

We must also bear in mind that this issue must also have been raised through a relevant representation to the Licensing Authority during an application stage in order for the Licensing Authorities discretion to be engaged.

4.0 Public Health – Alcohol Strategy matters for consideration

4.1 The Public Health Directorate have launched their Annual Report and this year it is around the harmful effects of alcohol. This can be reflected through the Statement of Licensing Policy in the following ways:

- To introduce a Haringey Code of Practice that will incorporate measures such as -reduce the strength campaign – this will be removing beers and lagers at 6,5 ABV or above which are particularly harmful to health and sold cheaply.
- Good practice in resisting sales to underage
- Guidance to staff on refusing sales confidently.

4.2 Gathering evidence to support bringing in a cumulative impact policy to Combat the density of alcohol licensed premises that are adding to the harmful effects of alcohol on the Haringey community

4.3 The potential impact on the promotion of the Licensing Objectives by a significant number of licensed premises concentrated in one area is called “cumulative impact”. This should not be confused with the issue of “need” which relates to the commercial demand for licensed premises and cannot be taken into account when determining licensing applications.

4.4 The cumulative impact of problems experienced from a number of licensed premises would be far greater than that arising from individual premises. Often in these circumstances it is also far more difficult to ascertain which premises are causing the problem, being attributed to many licensed premises and other factors contributing to the problem. A CIP may be adopted where all other mechanisms for controlling cumulative impact are felt to be inadequate.

Any CIP implemented would be an amendment to the Licensing Act 2003 - Statement of Licensing Policy, potentially at its next publication



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in January 2014. The CIP would need to be reviewed regularly in between the 5-yearly revisions of Statement of Licensing Policy.

- 4.5 A CIP may be implemented for a designated area (or areas) where the Licensing Authority considers it appropriate to deal with problems arising from licensed premises in that area. These problems may not necessarily be experienced in the vicinity of such licensed premises. Problems may include fighting, shouting, vomiting, urinating, litter, disorder in queues at takeaways and taxi ranks. Many CIPs in other areas appear to be implemented because the cumulative impact of licensed premises in an area is adversely affecting the promotion of the Licensing Objectives of Prevention of Crime & Disorder and Prevention of Public Nuisance.

5.0 Details of evidence that would need to be put into a Cumulative Impact Policy

- 5.1 There are a number of details that need to be considered in the detail of the CIP, which must be supported by evidence demonstrating that the CIP is appropriate:
- a. which areas should be designated;
 - b. which types of premises must be included;
 - c. what criteria should be included in a relevant representation based on cumulative impact;
 - d. what additional information should be considered when deciding to grant or refuse an application.

- 5.2 The area(s) also needs to be carefully considered, so as not to create dispersal of licensed premises to the boundaries of the area and therefore create increased problems or new hotspots outside these boundaries.

Evidence would need to be collated to ensure that the CIP could stand up to a judicial review. This could come from the Police, Environmental Response, Community Safety or even Accident and Emergency figures from the Public Health RA. Much of the data currently being collated by the various agencies working in partnership would be useful as evidence, particularly if the data could be mapped to identify problem hotspots, although further data may be needed. In other authorities data currently being collected includes:

- a. Crime & Disorder statistics compiled (this is premises-specific but includes breakdown of incidents occurring in the street and non-attributable to licensed premises).
- b. Breakdown of Licensing Authority complaints by type (noise, safety, underage)
- c. Noise complaints statistics
- d. Underage test purchase operation failures

- 5.3 The evidence would need to demonstrate that the problems being



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experienced are resulting from, or significantly attributed to, a pocket of licensed premises in any one area; but not specifically attributable to any licensed premises. Many other authorities that have implemented a CIP have used 2 years' worth of evidence to support their case; many demonstrate an increase in problems over the 2-3 years prior to the CIP proposal.

5.4 Statistical evidence in support of a CIP might include:

- a. An overview of licensed premises in a potential designated area, including a breakdown of nightclubs, pubs, takeaways etc, including details of their capacity: research carried out by other authorities has shown that premises with capacities of over 500 contribute a significantly higher proportion of disorder;
- b. Proximity of licensed premises to residential areas;
- c. Percentage of licensed premises in the potential designated area(s) ;
- d. Levels of recorded crimes, showing a breakdown into types of crimes, levels of crime throughout the week, and a breakdown of times of day ;
- e. Levels of noise complaints, possibly with the same type of breakdown into days of the week and times of the day ;
- f. Percentage of overall crimes and noise complaints that occur in potential designated area(s);
- g. Hotspot maps detailing recorded crimes and noise complaints;
- h. Pedestrian footfall figures;
- i. Night cleansing information or statistics;
- j. Accident & Emergency data

5.6 The evidence gathered would naturally help to define which areas would need to be designated under this CIP. Many authorities have used public roads as the defining boundary for this area. The evidence will also shape which types of premises to be included in the CIP. Most authorities have restricted themselves to inclusion of applications which include the sale or supply of alcohol, Off licences can be caught by this also as can late night refreshment premises can create holding areas which also lead to problems.

5.7 If a CIP were implemented, there would be a presumption of refusal to any applications for new Premises Licence or Club Premises Certificates, or material variations to such which may include additional authorised hours⁵, or an increase in capacity of a venue.

5.8 However, a CIP would not provide absolute prohibition for the grant of new licenses or material variations in the defined area, nor would it negate the need for Responsible Authorities or Interested Parties to



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make representations. Representations based on Cumulative Impact must be received before the Licensing Authority (via its committee) could refuse an application. If an application does not attract representations, it is deemed granted.

5.9 Furthermore, if the applicant can demonstrate via their operating schedule that the premises will not contribute to the cumulative impact, the application may be granted subject to conditions. Many applications made in CIP areas appear to fall within this category. Where applications are refused under the CIP, appeals may be made to the magistrate's court which could, if it chose, exercise its discretion to grant the application or depart from the CIP (though the court would be expected to give reasons for doing so). Furthermore, the establishment of a CIP is susceptible to judicial review.

6.0 Any problems experienced with individual premises in a designated area would still need to be dealt with by way of Review. The CIP cannot be used as justification for removing an existing Licence, or reducing the hours authorised by that Licence. It should therefore be noted that implementation of a CIP should not be expected to reduce problems arising from the night-time economy; rather, it should prevent problems from increasing further, and should be used in tandem with other strategic and enforcement tools available. Cumulative Impact Policies are only one potential way to tackle the problems in the night-time economy. The Government have signalled that they are considering permitting alcohol harm consideration under a health objective to be used in future to bring in a CIPs.

7.0 Adoption route

7.1 The Policy needs to be reviewed and in place by January 2014, for this to happen it must first have permission granted by the Regulatory Committee to go out for consultation.

- The consultation should be for 12 weeks (less is permissible)
- All the responses should be collated and a further report submitted to Regulatory Committee, who will then agree for the policy to go to Full Council for December 2013.
- A further four weeks of publishing the public notice for adoption must also be carried out.

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Haringey Council

Briefing Report for:	Regulatory Committee 23RD May 2013	Item number	
Title:	INFORMATION PAPER ON NEW SCRAP METAL DEALERS ACT 2013		
Report authorised by :	Stephen McDonnell – Deputy Director Place and Sustainability		
Lead Officer:	DALIAH BARRETT – Licensing Team Leader		
Ward(s) affected: ALL	Report for Key/Non Key Decision:		

1. Summary

- 1.1 The Scrap Metal Dealers Act 2013 (the Act) was passed on 28th February 2013 and is due to come into force later this year in October. The new Act will replace the Scrap Metal Dealers Act 1964 and part of the Vehicle Crime Act 2001 that deals with motor salvage operators. The Act revises the regulatory regime for scrap metal dealing and vehicle dismantling. Local Authorities will continue to act as the main regulator but the new act gives the authorities more powers to including the power to refuse a license and powers to revoke licenses if the dealer is considered unsuitable. Both the local authority and the Police have been given powers to enter and inspect premises.

2. Recommendation

The Committee is recommended to note the report

3. Background information

- 3.1 There has been an increase in metal theft with the increased value of metal across the UK as a whole. A wide range of sectors have been hit including national transport, electricity and telephone links, street



Haringey Council

furniture, memorials, commercial and residential buildings including churches and schools.

3.2 The Government introduced initial changes in 2012 that took steps to prohibit cash payments for scrap metal and amend the powers of entry into unregistered scrap metal sites and increase the existing financial penalties for offences under the Scrap Metal Dealers Act 1964. These changes were brought in under the Legal Aid, Sentencing and Punishment of Offenders Act 2012.

3.3 The borough has been a victim of such theft, with reported drain coverings being removed, we have also had an increase in the number of people applying for registration as scrap metal dealers in the borough as a whole.

4. Key features of the Act

4.1 The aim of the legislation is to revise the regulatory regime for scrap metal dealing and vehicle dismantling and to give the Police and Local Authorities more powers to refuse and revoke licenses as well as greater rights of entry and inspection.

4.2 The Act brings in two types of licenses either a site license or a collectors license. A person can only hold one license in a Local Authority's area but can hold a license in more than one local authority.

4.3 An applicant for a license must be suitable and the local authority, when determining suitability, can have regard to:

- Whether the applicant or any site manager has been convicted of any relevant offence.
- Whether the applicant or any site manager has been the subject of any relevant enforcement action
- Any previous refusal for issue of or renewal of a scrap metal license.
- Any previous refusal for an environment permit or registration
- Any previous revocation of a scrap metal license.
- Whether the applicant has demonstrated that there will be adequate procedures to comply with the Act

All of the above will apply to any director, or any secretary of a company if the applicant is not an individual.

4.4 Once an application has been received the local authority must consult with:

- Any other local authority (if an application has been made or license issued to the same applicant)
- The Environment Agency
- The Police.

4.5 The Act has also introduced the requirement for the Environment Agency to keep and maintain a register of scrap metal licenses issued in England and that register will be open for public inspection.

4.6 The Act will introduce the requirement for scrap metal dealers to verify the identity and full name and address of the metal supplier and keep copies of proof of identification. In addition the dealer must keep records of the type of



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description of the metal(s) including weight and identifying marks, the date and time of receipt, the vehicle registration of any vehicle delivering the metal and copies of cheques used to pay for metal. All records must be kept for 3 years. The Act also prohibits the payment of cash for metals.

- 4.7** Local Authority and Police Officers have been given powers to inspect licensed premises and can require production of any scrap metal at the premises, inspect records kept and take copies of those records. The Act provides police or local authority powers to issue closure notices to unlicensed scrap metal dealing premises and apply to a justice of the peace for a closure order.
- 4.8** The current legislation only permits registration with basic information and no fee payable. The new Act will require more detailed information to be submitted on application and will allow the local authority to set a fee. The fee must be cost recovery and local authorities will have to have regard to guidance issued by the Secretary of State.
- 4.9** The Home Office will issue guidance and Regulations latter in the year. A further report will be prepared to the Regulatory Committee setting out proposed procedures and fee levels once the Home Office releases this information.

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Haringey Council

Report for:	Regulatory Committee	Item Number:	
Title:	Development Management and Building Control work report		
Report Authorised by:	 Marc Dorfman Assistant Director Planning, Regeneration and Economy		
Lead Officer:	Ahmet Altinsoy – Development Management Support Team Leader 020 8489 5114 Ahmet.Altinsoy@haringey.gov.uk		
Ward(s) affected:	Various		

1. Describe the issue under consideration

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

2. Recommendations

That the report be noted.

3. Background information

Summarises decisions taken within set time targets by Development Management and Building Control Work since the 22nd November 2012 Regulatory Committee meeting.

4. Local Government (Access to Information) Act 1985

Planning staff and 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. 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 23 May 2013
DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

Year Performance (April – March) 2012/13

In the financial year 2012/13, April - March, there were 1898 planning applications determined, with performance in each category as follows -

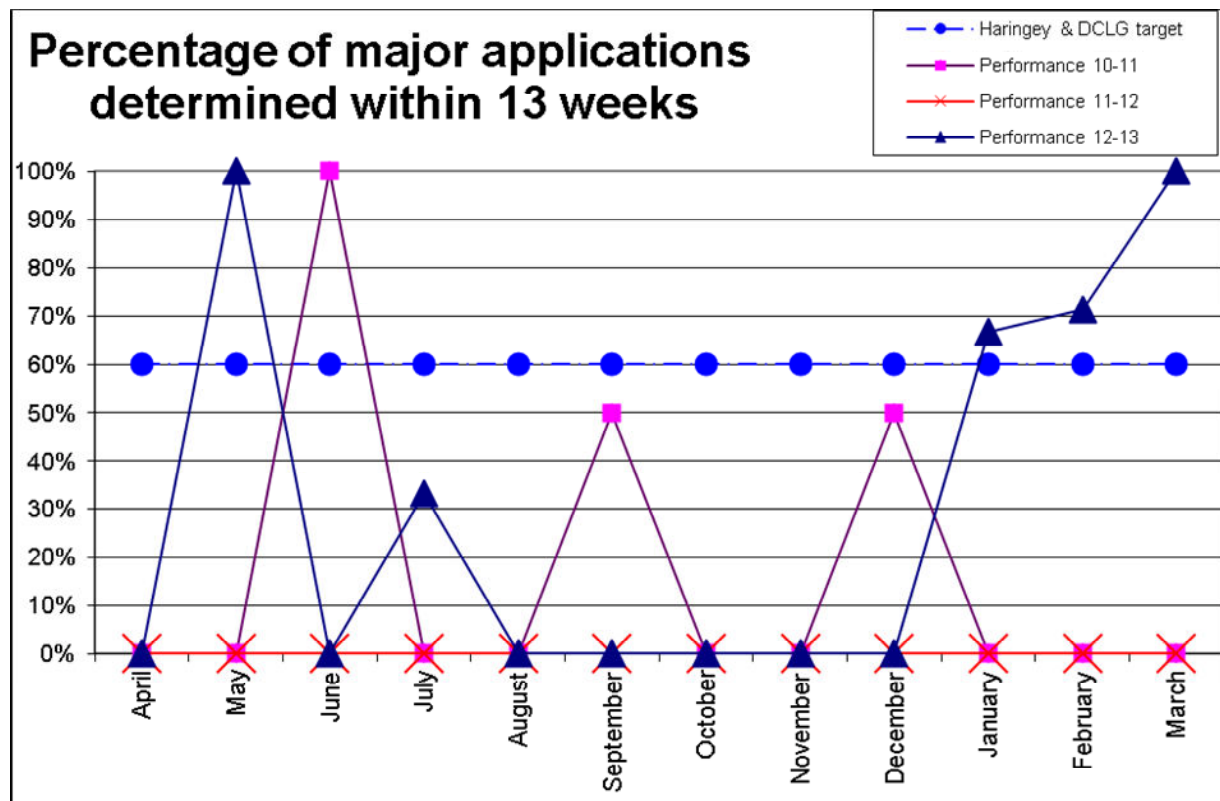
63% of major applications were determined within 13 weeks (12 out of 19)
57% of minor applications were determined within 8 weeks (175 out of 309 cases)
68% of other applications were determined within 8 weeks (1061 out of 1570 cases)

Major Applications

2010/2011: 27% of major applications were determined within 13 weeks (3 out of 11)

2011/2012: 0% of major applications were determined within 13 weeks (0 out of 19)

2012/2013: 63% of major applications were determined within 13 weeks (12 out of 19)

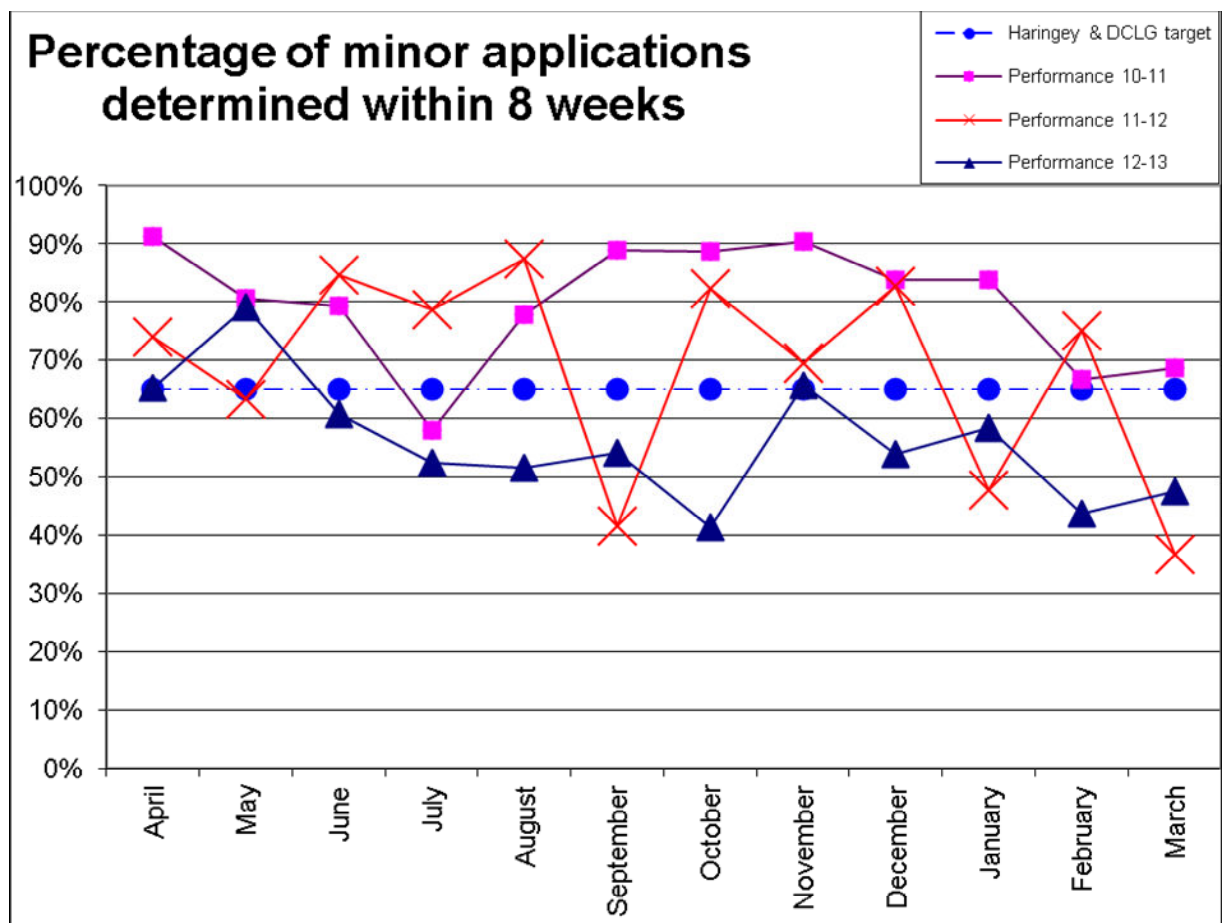


Minor Applications

2010/2011: 80% of minor applications were determined within 8 weeks (302 out of 379 cases)

2011/2012: 68% of minor applications were determined within 8 weeks (205 out of 300 cases)

2012/2013: 57% of minor applications were determined within 8 weeks (175 out of 309 cases)

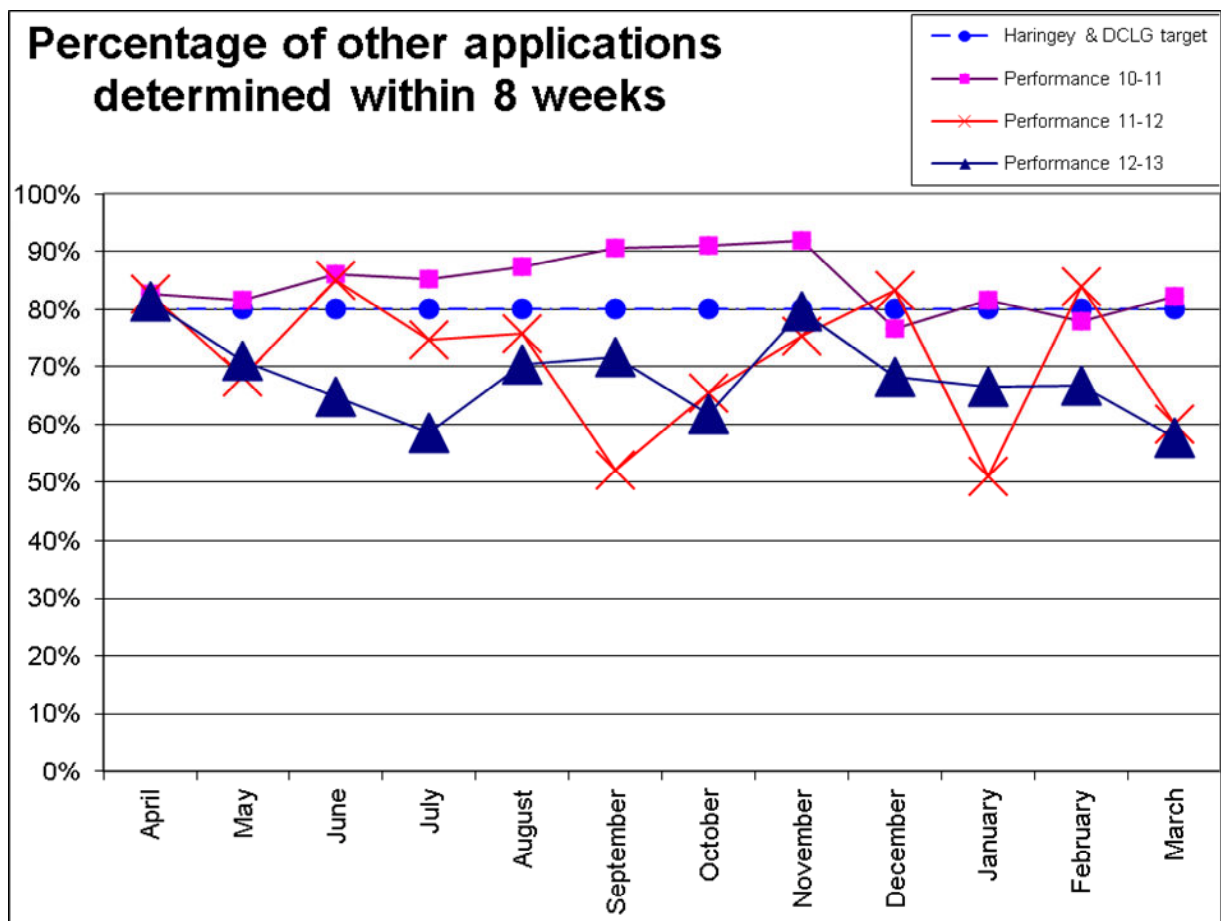


Other applications 2012/13

2010/2011: 85% of minor applications were determined within 8 weeks (1207 out of 1421 cases)

2011/2012: 71% of minor applications were determined within 8 weeks (1029 out of 1455 cases)

2012/2013: 68% of minor applications were determined within 8 weeks (1061 out of 1570 cases)



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.

We are obliged to consult the Mayor of London on a number of majors applications deemed to be of potential strategic significance in accordance with the Town and Country Planning (Mayor of London) Order 2008. In summary, these include:

- Large scale developments – over 150 dwellings or 15,000 square metres
- New buildings over 30 metres high or which increase the height of an existing building by over 15 metres
- Major mining, waste or transport infrastructure projects
- Projects which harm strategic policies: loss of more than 200 homes or which prejudice housing land; loss of more than 2ha of playing fields
- Major projects (over 2500 square metres or over 0.5 ha) which do not accord with the development plan;
- Developments where the Mayor of London directs that they be called in.

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

LOCAL INDICATOR (FORMERLY BV204) - APPEALS AGAINST REFUSAL OF PLANNING PERMISSION**Year Performance (April-March) 2012/13**

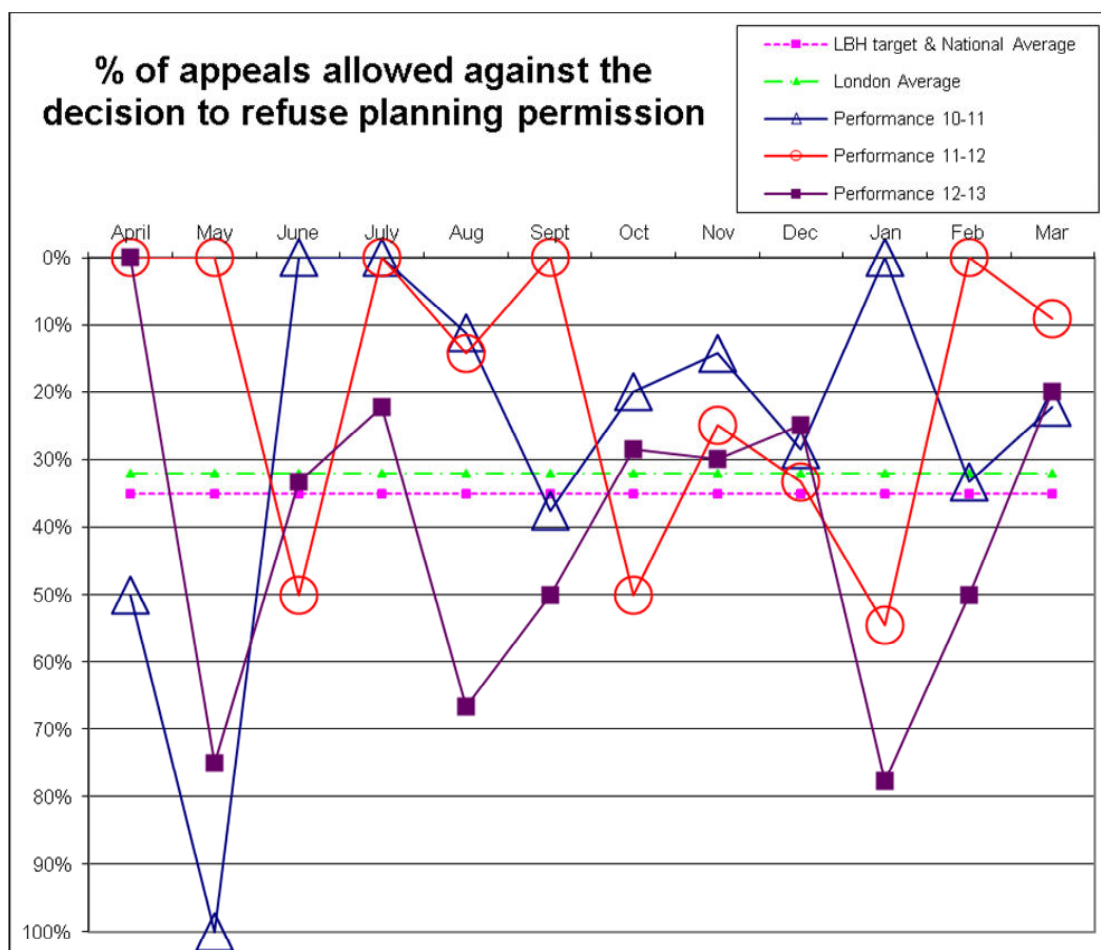
In the financial year 2012/13, there were 98 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

Performance in the previous financial years are as follows:

2010/2011: 24% of appeals allowed on refusals (21 out of 86 cases)
76% of appeals dismissed on refusals (65 out of 86 cases)

2011/2012: 22% of appeals allowed on refusals (21 out of 96 cases)
78% of appeals dismissed on refusals (55 out of 96 cases)

2012/2013: 39% of appeals allowed on refusals (38 out of 98 cases)
61% of appeals dismissed on refusals (60 out of 98 cases)



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Regulatory Committee 23 May 2013

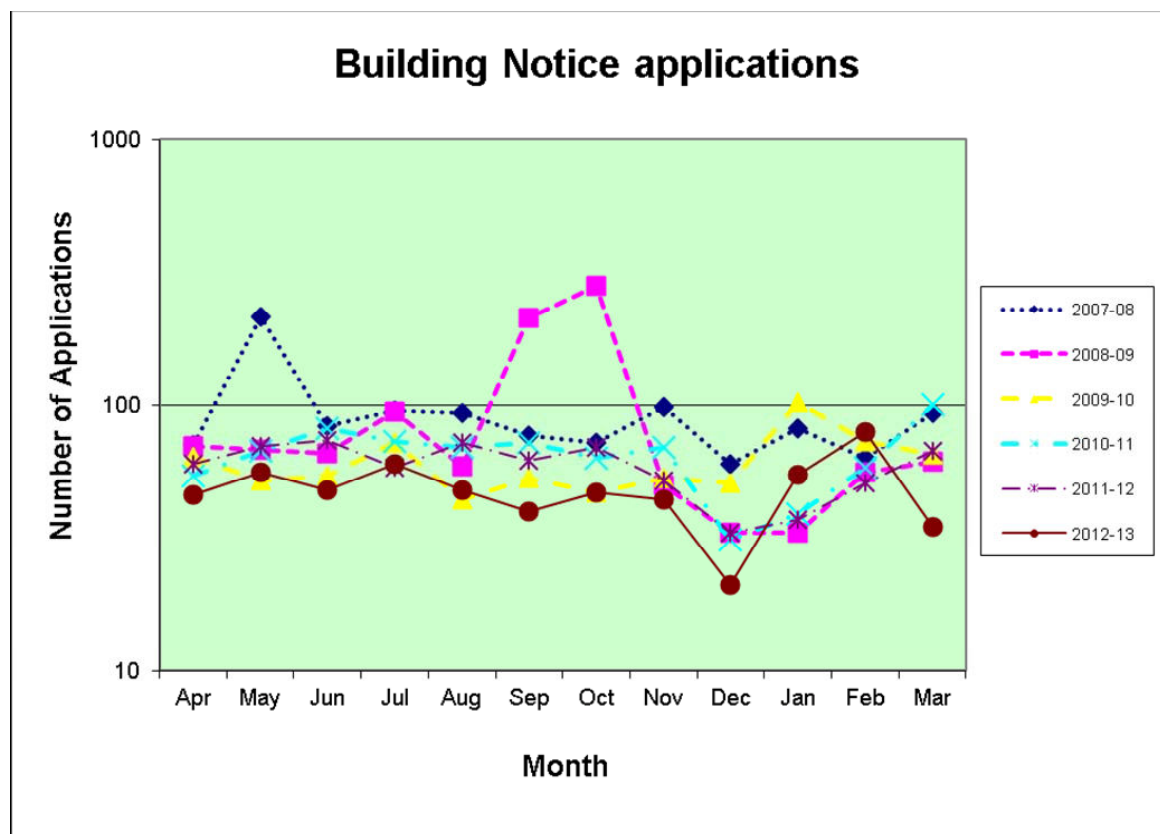
Building Control Performance Statistics

January - March 2013 Performance

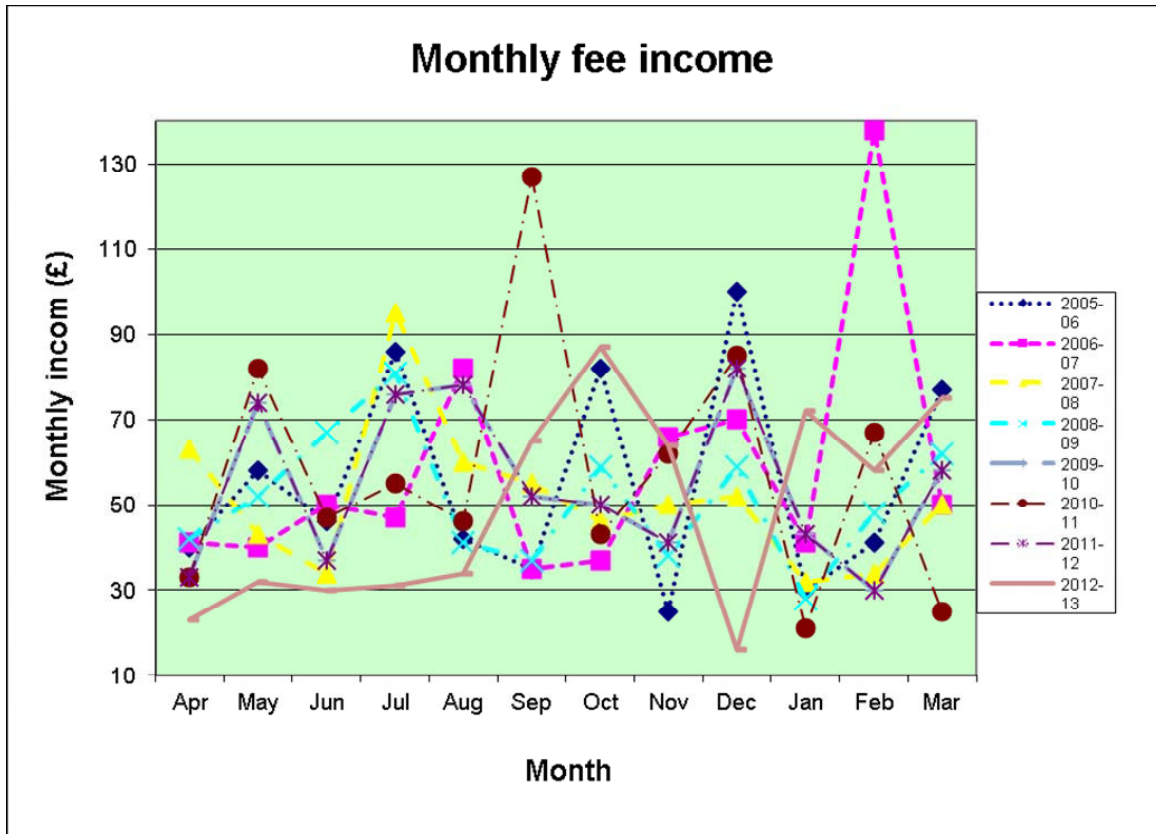
In January to March 2013 Building Control received 757 applications which were broken down as follows:-

- 99 Full Plans applications;
- 169 Building Notice applications;
- 140 Initial Notices and
- 15 Regularisation applications.

The trend for the number of Full Plan applications received in 2012-13 and for the previous four years is shown on the following graph:



The trend for the number of Building Notice applications received in 2012-13 and for the previous four years is shown on the following graph:



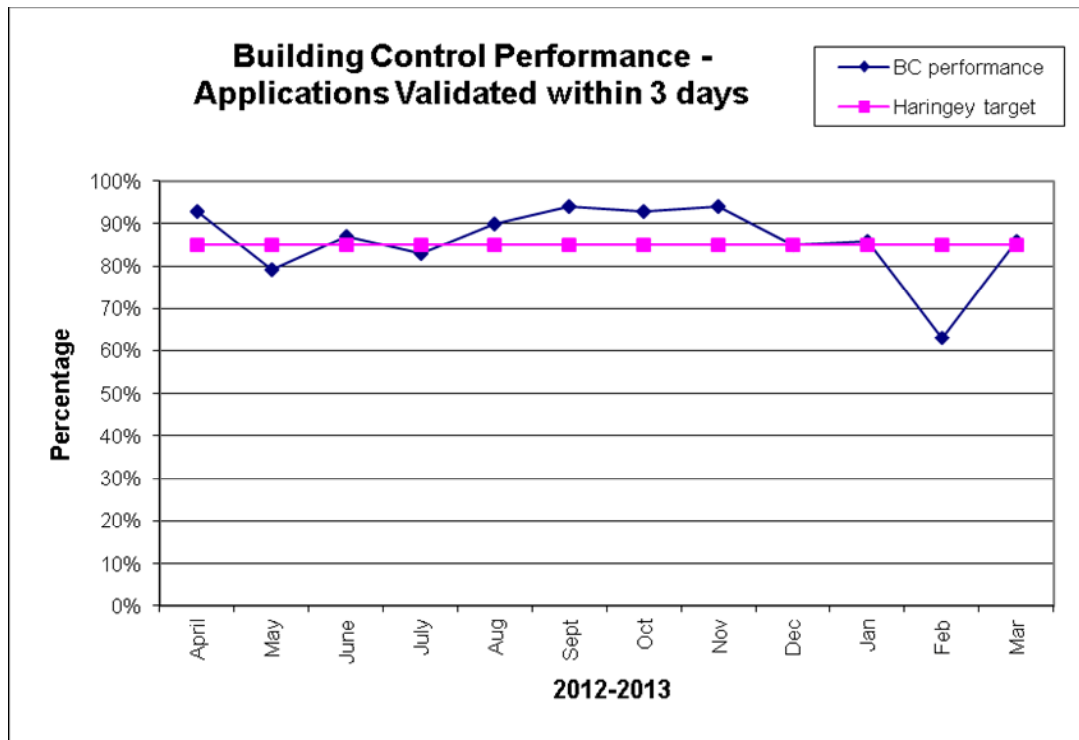
Performance on applications received in January to March was as follows:

January: 86% of applications were validated within 3 days (against a target of 85%)

February: 63% of applications were validated within 3 days (against a target of 85%)

March: 86% of applications were validated within 3 days (against a target of 85%)

The monthly performance is shown in the following graph:



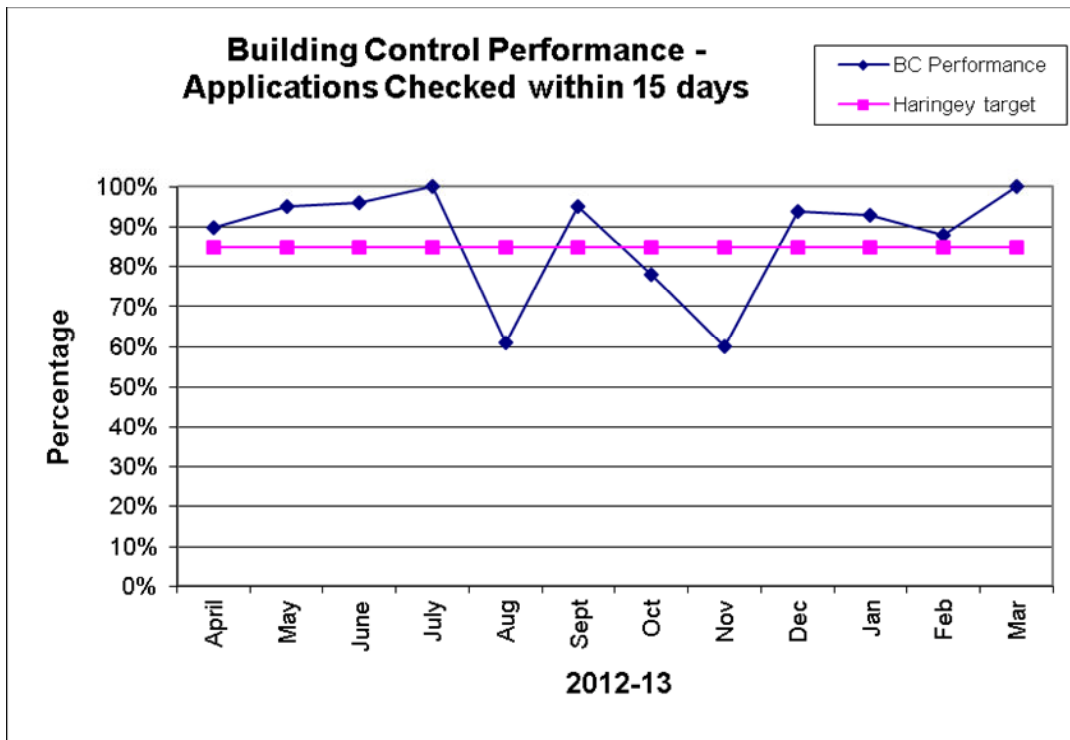
In terms of applications which were vetted and responded to, performance in January to March was as follows:

January: 93% were fully checked within 15 days (against a target of 85%)

February: 88% were fully checked within 15 days (against a target of 85%)

March: 100% 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 55 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in January to March 2013, there were 161 commencements and 1736 site inspections were undertaken to ensure compliance with the Regulations.

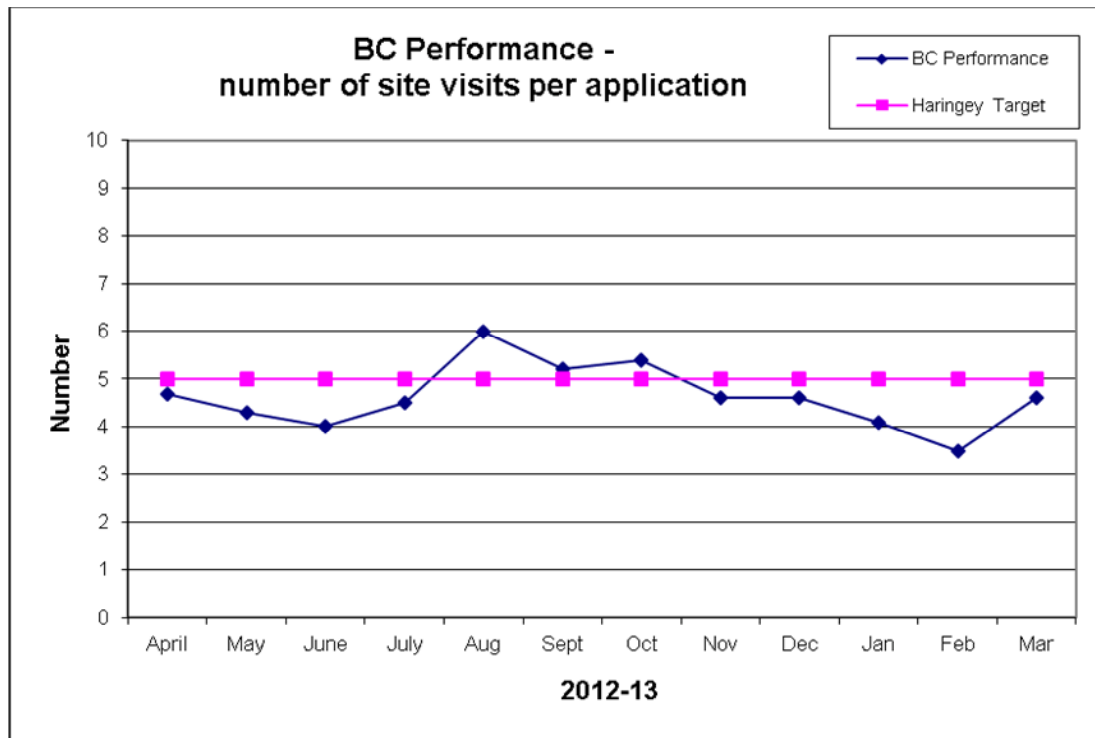
In terms of site inspections, in January to March 2013 the average number of site visits per application was:

January: 4.1 (against a target of 5)

February: 3.5 (against a target of 5)

March: 4.6 (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.

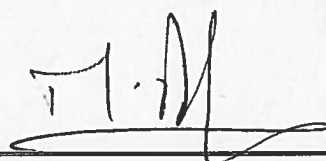
Dangerous Structures -	Building Control are responsible for checking all notified dangerous structures on behalf of the Council within 2 hours of notification, 24 hours a day 365 days a year;
Contraventions -	Contraventions are reports of works being carried out where no current Building Control application exists.

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Agenda item:

[No.]**Regulatory Committee****On 23rd May 2013****Report Title. Planning Enforcement Update- Year Report 2012-13****Report of Director of Place and Sustainability**

Signed :

pp  MARK DORFMAN

Contact Officer : Myles Joyce Team Leader Planning Appeal, Enforcement and East Team 020 8489 5570

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 in 2012/13

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 Local Development Framework and the recently adopted Local Plan: Strategic Policies.
- 2.2. The Council's Enforcement Strategy has an explicit objective to prevent unauthorised use and non permitted development and seek to reverse this when it occurs taking formal enforcement action when expedient to do so.
- 2.3. The Appeal process is a reflection of the strength of planning policies and planning decisions taken within PRE. Its effective management and ability to defend the above policies and decisions is a clear indication of the health of the Business Unit.

3. Recommendation

3.1. That Members note the year performance for 2012/13 for Planning Enforcement and Appeals.

4. Reason for recommendation

4.1. Good progress continues with maintaining the number of open enforcement cases at a manageable level, which were 415 at 1st April 2013. This year has seen a significant increase in the enforcement notices issued (116 up from 84 from 11-12 a 38% increase) and Enforcement Appeals lodged 55 up from 45 for all of 2011-12 a 22% increase). In all Planning Enforcement received 846 cases in 2012/13, an 18% increase on the 718 recorded in 2011-12.

5. Other options considered

5.1. Not applicable

6. Summary

6.1. This report advises members on service performance in both Planning Enforcement and Appeals for the first three quarters of 2012-13

7. Financial Implications

7.1 No Financial implications. .

8. Legal Implications

8.1 No legal implications.

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 and Appeal performance for 2012-13

10. Consultation

10.1 The report identifies steps to consult service users.

11. Use of appendices /Tables and photographs

Appendix 1 - The number of open cases by the year received
 Appendix 2 – 2012-13 Breakdown of Cases by Breach
 Appendix 3 - 2012-13 Enforcement action and Appeals by Type of Breach
 Appendix 4- 2012-13 All Appeals Received and Determined
 Appendix 5 – 2012-13 Planning Enforcement Performance indicators
 Appendix 6 - 2012-13 Outcomes of Planning Enforcement Closed Cases
 Appendix 7 – 2012-13 Table showing planning enforcement prosecution & caution outcomes

12 Local Government (Access to Information) Act 1985

12.1 Planning Enforcement Case files held by the Team Leader for Planning Enforcement, and Appeal case files by the Interim Head of DMPE

13. Planning Enforcement and Appeals Performance

13.1 Appendix 1 provides a table showing cases still open by the year the case was opened. The current caseload is 415. This includes 115 cases received up to 1st April 2012 (more than 1 year old) which remain open or 28% of the total. Only 14 cases remain open from before 1st April 2009 (more than 4 years old) which are the more complex cases (3% of total live cases). All of these cases are at an advanced stage and actions against these are ongoing with some close to completion and others involving confiscation proceedings under the Proceeds of Crime Act. The overall caseload represents something of an increase on previous year. However this is set against the significant increase in complaints received and formal action and enforcement appeals and no significant increases in older cases a sustained number of older cases. Work will be done to reduce and maintain the live caseload below the 400 number during the forthcoming year, 2013-14.

13.2 Appendices 2 and 3 break down the cases by nature of the breach and formal enforcement action taken. There is likely to be some error (estimated at 5%) as some of the breaches alleged on investigation turn out to be a different type of breach. One of the most common is where an extension is logged as unauthorised development. It is also considered that breaches of Article 4 directions may also be underrepresented due to the reporting of cases. This in part explains the high return for general unauthorised development cases at 42% of the complaints received in 2012-13. However of note is 15% of cases are for alleged HMO/flat conversion.

- 13.3 With regard to formal enforcement action (where Enforcement Notices are issued), the dominance of cases regarding unauthorised conversions to flats or unauthorised HMOs are found is reflected in the fact that these account for 34% of all Notices issued. Where appeals are lodged these cases are even more dominant with 33 Notices appealed or 63% of appeals lodged for this type of breach. However this is less dominant than the 77% of all appeals lodged last year which fell in this category. Breaches of Article 4 directions, attracted only six appeals (11%) despite 20 Notices (17%) being served to date. Cases involving satellite dishes, Adverts and breaches of condition did not attract any appeals at all. General unauthorised development made up the bulk of the remaining 15 appeals (26%).
- 13.4 114 appeals were received in 2012-13, a 19% increase from 2011-12 when 96 were received. With regard to Appeals performance, 38% of all planning appeals determined were allowed which is just above the National Performance Indicator (NPI) level of 35% and the London average of 32%. In terms of numbers, this is a 10% increase on the 89 determined appeals in 2011-12. The number of appeals dismissed declined from 65 to 60 (-9%) and those allowed up from 22 to 38 (58%). However when set against the returns from last year they make disappointing reading as in 2011-12 only 23% of appeals determined were allowed.
- 13.5 A calculation of the ratio of appeals dismissed to those allowed provided interesting reading with 64% of planning appeals dismissed, the same proportion as last year but with the outstanding return of 89% of householder appeals upheld in 2011-12 falling to a much more modest 48% (a small increase in 28 to 31 householder planning appeals determined). However all 6 conservation area appeals were dismissed this year compared with only 1 out of the two determined last year. The only Lawful Development Certificate appeal received this year was subsequently withdrawn set against the four determined in 2011.
- 13.6 Appendix 4A shows that 96% of all planning appeals were determined by written representation with only two each being determined by public inquiry and informal hearing. Of those not determined by written representations three out of 4 were dismissed. For planning enforcement a higher return of inquiries (5) plus two determined by informal hearing lead to 35% being determined by methods other than written representations. Of those that went to public inquiry all were dismissed, These were all for alleged unauthorised flat conversions or HMOs and the appeals were on the basis of these uses being established.
- 13.7 The above paragraph demonstrates that continued focus on the quality of appeal resources and decision making is required to understand the relative decline in the appeals performance, especially with regard to householder appeals where no statement in support of the appeal case can be submitted. Focus on the quality of decision making is anticipated to assist with improving the performance on this type of appeal.
- 13.8 The lack of certificate lawfulness appeals suggests that the increased rigour that is being put into their processing is leading to better quality applications. The 100% success on conservation area appeals is similarly encouraging.
- 13.9 For Planning Enforcement appeals, the statistics in Appendix 4 show that only 2 appeals were allowed out of 34 determined or 18 out of 20 appeal heard (10% upheld).

This compares well with 15% upheld in 2010-11 and 11% in 2011-12.. With regard to numbers, planning enforcement appeals have also increased by 25% from 43 in 2011/12 to 54 in 2012/13.

- 13.10 It is worth noting that for all appeals, and particularly enforcement appeals, the numbers determined are less than those received: for planning appeals 114 were received compared to 105 determined and for enforcement appeals 54 were received compared to 34 determined. This backlog is beyond the control of the Council but is likely to filter into next year's returns with regard to determined appeals
- 13.11 There were four applications for costs to be awarded against the Council with regard to planning appeals. Two of these were upheld at 22 Hermitage Road N4 and 41 Palace Road N11.. To date no invoices for these costs have been submitted to the Council. With regard to planning enforcement appeals, one cost application was upheld at 71 High Cross Road. Feedback on appeal decisions is being given to officers so that any learning points can be absorbed and the risk of awards of costs can be minimised in the future.
- 13.12 However, with regard to planning enforcement appeals, costs were awarded to the Council for four appeals; three partially and one full award of costs. Given that the three partial awards were for appeals determined by public inquiry, the costs awarded are likely to be considerable
- 13.13 Appendix 5 deals with Planning Enforcement's performance indicators (PIs). Performance remains broadly consistent across the suite of indicators. 42% of cases were resolved within 8 weeks, an increase from 41% for 2010-11 and the same as for 2011-12. With regard to 6 month closures this remains at 73%, slightly below the 80% PI. This is explained in part by the high degree of formal enforcement action and number of quite difficult cases which could not be resolved within this timeframe. Returns for sites visited on time and initial acknowledgement of complaints as cases continue to come in at well over the 90% PI at 96%.
- 13.14 Customer feedback response rates remained very low and do 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.
- 13.15 Again, it must be acknowledged that the caseload is considerably up on last year with 846 cases received compared to 718 for all of 2011-12, an 18% increase. This year the number of notices issued, at 116, is the highest since 2008-9 when the team had a much larger number of staff and is well above the 84 Notices issued in 2011-12 itself an increase on the numbers issued in each of the previous 2 years.
- 13.16 Appendix 6 is a table of closed cases at the three quarter stage in 2012-13. Of the cases closed 52% were due to no breach, consistent with previous returns. Of the cases closed, only 8% was due to immunity from enforcement action. Only 11% of cases closed were due to reasons of expediency, this compares very well with 18% for 2011-12 and 19% in terms of proportion for 2010-11. The proportion of cases closed through remediation regularisation or compliance increased significantly to 29% up from 22% for 2011-12 and the 20% recorded for 2010-11.

- 13.17 Appendix 7 is a table of planning enforcement prosecution and caution outcomes. Good process through prosecution cases has been made. Six completed prosecutions (including any appeals against sentence or conviction) have attracted fines of **£48,765** and costs of **£6,008**. Of the seven completed cases where simple cautions were accepted in lieu of prosecution, **£6,600** of Council costs has been paid. A total of 14 prosecutions have been lodged so far in 2012-13.

Proceeds of Crime Act 2002 (POCA)

- 13.18 The first case to be determined concerned two properties converted into 8 self contained flats and 5 self-contained flats at 9 Heybourne Road N17 and 1 Bruce Castle Road N17 respectively. Enforcement Notices were issued and not complied with. The defendants were convicted and the matter was referred to the Crown Court for confiscation under s70 of the Proceeds of Crime Act 2002 (POCA).
- 13.19 On 26th October 2012 in Wood Green Crown Court, the Recorder made a confiscation order in the following terms:
- Benefit: £222,536.51
 - Available Amount: £141,782.87
 - Order for: £141,782.87
- 13.20 The defendant has been given six months to pay the Order in full. The term of imprisonment in default of payment was set at 2 years. In addition both defendants were fined £500 for each offence. The Council's share of this confiscation will be **£26,584.29**.
- 13.21 Another POCA case is due its final hearing next month and concerns the conversion of 2 Goodwyns Vale N10 to 6 flats and as above has been referred on conviction to Wood Green Crown Court.
- 13.22 A further case for two properties within the same ownership within the Harringay Ladder at 23 Hewitt Road and 89 Burgoyne Road is now being referred for prosecution under S70 of the Proceeds of Crime Act. This action comes after the landlord's third conviction for breach of the enforcement notices in force on each property was upheld by the Crown Court last month.

Fees received from appeals lodged against enforcement notice

- 13.23 The enforcement appeals to date where a fee was applicable have attracted net fees of **£12,724**. Along with the **£12,608** garnered from prosecution and caution costs and excluding those from applications generated by planning enforcement action, the service has generated income of **£25,332**. Officers have been briefed on the importance of securing costs in enforcement appeals and can typically do so if the party against which an enforcement notice has been served has not been co-operative.

Appendix 1 – Table demonstrating Planning Enforcement Caseload 2012-13

Year	No. cases opened for investigation	No. of cases remaining open
2001/2002	401	0
2002/2003	782	0
2003/2004	881	0
sub total 2001/2 - 2003/4	2064	0
2004/2005	898	1
2005/2006	939	3
2006/2007	686	1
sub total 2004/5- 2006/7	2523	5*
2007/2008	914	2
2008/2009	1052	7
sub total 2007/8 - 2008/9	1966	9
2009-2010	878	8
2010-2011	760	15
2011-2012	718	78
2012-2013	846	300
Total for all years	9755	415

Appendix 2: Breakdown of Investigations by Type of Breach 2012-13 (2011-12 figures in brackets)

Type of Case	No of Cases	Percentage
AT4-Breach of Article 4 direction	34 (18)	4(3)
ADV-Advertisement	34 (15)	4 (3)
CON-Breach of Condition	7 (24)	1 (3)
COU-Change of Use	47 (73)	5 (10)
DEM	2 (0)	1 (0)
DEP-Departure from Plans	58 (66)	8 (9)
EXT-Extension	47 (46)	5 (6)
FCV-Conversion to flats	107 (149)	13 (21)
HMO-House in Multiple Occupation	19 (13)	2 (2)
LBW-Listed Building	10 (11)	1 (2)
SAT-Satellite Dish	70 (29)	8 (4)
SOC-Social Club	6 (4)	1 (0)
TPC- Works to Trees	25 (26)	3 (4)
UNT-Untidy Land	4 (1)	1 (0)
UPW-Place of Worship	6 (5)	1(1)
UNW-Unauthorised Development	370 (230)	42 (32)
TOTAL	846	100

Appendix 3: Enforcement Action by Case and Appeals Lodged 2012-13 (2011-12 Figures)

Type of Breach	Number	Percentage	Appealed	Percentage
CON-Breach of condition	3 (3)	3 (4)	1 (0)	2 (0)
AT4-Article 4 breach	20 (2)	17(2)	6 (0)	11 (0_
FCV/HMO-flat conversion HMO	39 (54)	34 (64)	33 (33)	63 (77)
LBW-listed buildings	0(2)	0 (2)	0 (2)	0
UPW-place of worship	1 (0)	1	0	0
SAT- Sat dish	4 (6)	5 (8)	0	0
SOC-social club	1 (0)	1	1	2
ADV-advert	2 (2)	2 (3)	0 (1)	0 (2)
UNW/EXT-unauthorised development or extension	43 (12)	37	12 (6)	22 (15)
TOTAL	116 (84)	100	54(43)	100

Appendix 4: Planning and Enforcement Appeals Received and Determined 2012-13 (2011-12 figures in brackets)

	Planning Appeals	%	Planning Enforcement Appeals	%
Received	114 (89)	100	54	100
Determined	108 (89)	100	34	100
Dismissed	60 (65)	62	18	90
Allowed	38 (22)	38	2	10
Withdrawn	7 (n/a)	n/a	1	n/a
Turned Away	3 (3)	n/a	5	n/a
Notice withdrawn	n/a	n/a	8	n/a

Appendix 4A: All Appeals by Method of Determination 2012-13 92-11-12 in brackets)

	Planning Appeals	%	Allowed	Planning Enforcement Appeals	%	Allowed
Written Reps	94 (84)	94	37	13 (33)	65	1
Hearing	2 (2)	2	0	2 (0)	10	1
Public inquiry	2 (3)	2	1	5 (2)	25	0
TOTAL	98 (89)	100	38	20 (35)	100	2

Appendix 4B: Planning Appeals Determined by Type for 2012-13 (2011-12 figures in brackets)

Type	Planning		Householder		Conservation		Total
Determined	39 (35) Dismissed	23 (17) Allowed	15 (25) Dismissed	15(3)Allowed	6 (1) Dismissed	0 (1) Allowed	98 (89)
Withdrawn	4		2		0	1(LDC)	7

Appendix 5 Table indicating Performance indicators for Planning Enforcement 2012-13

Table of performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output 2012-13
ENF PLAN 1	Successful resolution of a case after 8 weeks	40%	42% (315 from 747 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%	73% (547 out of 5747 cases closed)
ENF PLAN 5	Cases acknowledged within 3 working days	96%	95% (816 out of 847 cases)
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	93%	96% (621 of 669) cases initial visit within the time period)
Performance Indicator Number	Performance Indicator description	Performance output 2012-13	
ENF PLAN 7	Number of Planning Contravention Notices served	109	
ENF PLAN 8	Number of Enforcement Notices Served	116	
ENF PLAN 9	Number of enforcement notices appealed	54	
ENF PLAN 10	Number of enforcement notices withdrawn by Council	11	
ENF PLAN 10a	Number of Enforcement Appeals Allowed	2	
ENF PLAN 10b	Number of Withdrawn Appeals	1	
ENF PLAN 10C	Number of Notice Appealed withdrawn	8	
ENF PLAN 11	Number of prosecutions submitted for non-compliance with enforcement notice	14	
ENF PLAN 12	Number of Notices (Other) served	6	

**Appendix 6 – Table showing Outcomes of Planning Enforcement Closed Cases 2012-13
(2011-12 in brackets)**

Closure reason	2011-12	2012-13
No breach/Permitted Development	363 (54%)	384(52%)
Not expedient	118 (18%)	86(11%)
Compliance/ Remediation/Regularisation	149 (22%)	214(29%)
Immune from enforcement action	43 (6%)	63(8%)
Total	673 (100%)	747(100%)

Appendix 7: Prosecutions and Outcomes 2011-12

No	Client Department, address and Lead Officer)	Legislation (inc section) prosecution under	Breach Address	Ward	Latest Action
1	Fortune Gumbo	S179TCA Act 1990	153 Gospatrick Road N17	White Hart Lane	Convicted £2000 fined and £760 costs
2	Fortune Gumbo	S179TCA Act 1990	123 Risley Avenue N17	White Hart Lane	Convicted fined £265 and £220 costs
3	Myles Joyce	S179 TCP Act 1990	10 Woodstock Road	Stroud Green	Convicted and fined £13500 and £1980 costs
4	<i>Myles Joyce</i>	<i>S179 TCP Act 1990</i>	<i>316 Philip Lane</i>	<i>West Green</i>	<i>Complied and caution signed along with 28 Wladegrave for £1800 costs overall</i>
5	<i>Myles Joyce</i>	<i>S179 TCP Act 1990</i>	<i>28 Waldegrave Road</i>	<i>Noel Park</i>	<i>See above</i>
6	<i>Fortune Gumbo</i>	<i>S179 TCP Act 1990</i>	<i>13 Bounds Green Road (outbuilding)</i>	<i>Bounds Green</i>	<i>Complied and £710 costs paid</i>
7	<i>Fortune Gumbo</i>	<i>S179 TCP Act 1990</i>	<i>32 Park Avenue N17</i>	<i>Woodside</i>	<i>Complied Caution accepted and costs paid £685</i>

8	Abby Oloyede	108 Cranley Gardens	108 Cranley Gardens N10	Muswell Hill	Convicted 30.1.13 Costs £600 awarded
9	Myles Joyce	S179 TCP Act 1990	374 Alexandra Park Road N22	Alexandra	Complied and Caution accepted. Costs £1358 paid
10	Myles Joyce	S179 TCPA 1990	636a Green Lanes	Harringay	Complied and Caution accepted. Costs £770 paid
11	Myles Joyce	S179 TCPA 1990	76 Scales Road	Tottenham Hale	Prosecuted and fined £20000 reduced to £18000 on appeal. costs to Council awarded
12	Fortune Gumbo	S179 TCPA 1990	60 St Pauls Road n17	Tottenham Hale	Complied with and Caution accepted and £650 costs paid
13	Abby Oloyede	S179 TCPA 1990	143-5 Philip Lane	Tottenham Green	Prosecuted and Convicted £1250 Fine £902 costs. Negotiation with Conservation and application submitted. LBA sent. Convicted and fined £2000 and £2073 cots. LBA sent 2 nd prosecution
14	Abby Oloyede	S179 TCPA 1990	2 Moorefield Road	Bruce Grove	

15	Myles Joyce	s181 TCPA 1990	13 Bounds Green Road	Bounds Green	Found guilty- Fined £5000 and costs £2073. Defendants have case stated in High Court June 13
16	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>13 Whitley Road</i>	<i>Bruce Grove</i>	<i>Trial 25.1.12 Found guilty and fined £5000x3 £2000 costs in total. Appeal lodged to be heard on 21st May 2012. PP granted overcome EN Resolved</i>
17	Myles Joyce	s179 TCPA 1990	38 Thackerary Avenue	Bruce Grove	Convicted and fined £15000 costs £645. Compliance visit required
18	Fortune Gumbo	s179 TCPA 1990	100 Myddleton Road	Bounds Green	Prosecuted and Convicted. Further action required as no compliance
19	<i>Fortune Gumbo</i>	<i>s179 TCPA 1990</i>	<i>22 Cumberton Road</i>	<i>White Hart Lane</i>	<i>Notice complied with. Withdrawn</i>
20	Myles Joyce	s179 TCPA 1990	2 Goodwyns Vale	Muswell Hill	Found guilty. Case in Crown Court for Confiscation under Proceeds of Crime Act. Matter listed in Wood Green Crown Court for final hearing April

2013.

21	Myles Joyce	s179 TCPA 1990	9 Heybourne Road	Northumberland Park	Pleaded of guilty and convicted. Confiscation order of £143000 made October 2012
22	Myles Joyce	s179 TCPA 1990	1 Bruce Castle Road	Northumberland Park	Pleaded of guilty and convicted. Confiscation order of £143000 made October 2012
23	Myles Joyce	s179 TCPA 1990	98 Hewitt Avenue	Noel Park	Convicted 2 nd time. £14000 fine and £1455 costs Appeal 29.4 WGCC
24	Myles Joyce	s179 TCPA 1990	23 Hewitt Road	Harringay	Convicted for 3 rd time. Transferred to Crown Court for confiscation proceedings under POCA
25	Myles Joyce	s179 TCPA 1990	89 Burgoyne Road	Harringay	Convicted for 3 rd time. Transferred to

**Crown Court
for
confiscation
proceedings
under POCA**

26 Lorcan Lynch

*s179 TCPA
Act 1990*

*232 Philip Lane
N15*

West Green

*Caution acce
pted £775 paid*

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Haringey Council

Report for:	Regulatory Committee	Item Number:	
Title:	Decisions made under delegated powers between 21 January 2013 and 5 May 2013		
Report Authorised by:	 Marc Dorfman Assistant Director Planning, Regeneration and Economy		
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 5 November 2012 and 20 January 2013.

4. Local Government (Access to Information) Act 1985

Planning staff and 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. 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

REGULATORY COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 21/01/2013 AND 05/05/2013

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.

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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.

Please see Application type codes below which have been added for your information within each Ward:

Application Type codes:

ADV	Advertisement Consent
CAC	Conservation Area Consent
CLDE	Certificate of Lawfulness (Existing)
CLUP	Certificate of Lawfulness (Proposed)
COND	Variation of Condition
EXTP	Replace an Extant Planning Permission
FUL	Full Planning Permission
FULM	Full Planning Permission (Major)
LBC	Listed Building Consent
LCD	Councils Own Development
LCDM	(Major) Councils Own Development
NON	Non-Material Amendments
OBS	Observations to Other Borough
OUT	Outline Planning Permission
OUTM	Outline Planning Permission (Major)
REN	Renewal of Time Limited Permission
RES	Approval of Details
TEL	Telecom Development under GDO
TPO	Tree Preservation Order application works

Recommendation Type codes:

GTD	Grant permission
REF	Refuse permission
NOT DEV	Permission not required - Not Development
PERM DEV	Permission not required - Permitted
PERM REQ	Development
RNO	Permission required
ROB	Raise No Objection

WARD: **Alexandra****ADV Applications Received: 1**

Application No: **HGY/2013/0136** Officer: **Abiola Oloyede**
 Decision: **REF** Decision Date: **19/03/2013**
 Location: **263 Victoria Road N22 7XH**
 Proposal: **Display of 1 x non - illuminated fascia sign**

CAC Applications Received: 2

Application No: **HGY/2012/0750** Officer: **John Ogenga P'Lakop**
 Decision: **NOT DET** Decision Date: **28/01/2013**
 Location: **19 Lansdowne Road N10 2AX**
 Proposal: **Conservation Area Consent for demolition of existing property and erection of new 3 storey dwelling with rooms at basement level. (Amended Plans)**

Application No: **HGY/2012/2319** Officer: **Awot Tesfai**
 Decision: **REF** Decision Date: **29/01/2013**
 Location: **131 Alexandra Park Road N22 7UN**
 Proposal: **Conservation Area Consent for demolition of existing garage, roof terrace and summer house to rear and erection of new two storey, two bedroom house with garage**

CLDE Applications Received: 1

Application No: **HGY/2013/0392** Officer: **Abiola Oloyede**
 Decision: **GTD** Decision Date: **30/04/2013**
 Location: **79 Dagmar Road N22 7RT**
 Proposal: **Certificate of Lawfulness for use of building as 2 self contained flats**

CLUP Applications Received: 5

Application No: **HGY/2013/0147** Officer: **Gareth Prosser**
 Decision: **PERM DEV** Decision Date: **22/03/2013**
 Location: **11 Wroxham Gardens N11 2AY**
 Proposal: **Certificate of Lawfulness for extension of existing garage and conversion into habitable space**

Application No: **HGY/2013/0347** Officer: **Jeffrey Holt**
 Decision: **PERM DEV** Decision Date: **18/04/2013**
 Location: **155 Victoria Road N22 7XH**
 Proposal: **Certificate of lawfulness for formation of rear dormer, insertion of 3 front rooflights and erection of single storey rear extension**

Application No: **HGY/2013/0369** Officer: **Subash Jain**
 Decision: **PERM DEV** Decision Date: **23/04/2013**
 Location: **83 Grove Avenue N10 2AL**
 Proposal: **Certificate of Lawfulness for construction of timber shed in rear garden**

Application No: **HGY/2013/0408** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 01/05/2013
 Location: 66 Victoria Road N22 7XF
 Proposal: Certificate of Lawfulness for formation of rear dormer, insertion of one rear rooflight and insertion of three front rooflights

Application No: **HGY/2013/0451** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 01/05/2013
 Location: 53 Grove Avenue N10 2AL
 Proposal: Certificate of Lawfulness for erection of garden room in rear garden

EXTP Applications Received: 1

Application No: **HGY/2012/2277** Officer: Subash Jain
 Decision: GTD Decision Date: 22/01/2013
 Location: 2 Vallance Road N22 7UB
 Proposal: Application for a new planning permission to replace extant planning permission, ref HGY/2009/1989, in order to extend the time limit for implementation. Proposals description: erection of two dormers with insertion of 5 Velux rooflights to facilitate a loft conversion.

FUL Applications Received: 35

Application No: **HGY/2011/2103** Officer: Subash Jain
 Decision: GTD Decision Date: 04/03/2013
 Location: 78 Muswell Avenue N10 2EL
 Proposal: Erection of rear dormer and gable wall to roof with insertion of 2 x rooflights to front roofslope (Householder Application)

Application No: **HGY/2012/0074** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 04/03/2013
 Location: 11 Palace Court Gardens N10 2LB
 Proposal: Removal of part of existing rear conservatory and erection of new ground floor rear extension. Conversion of roof from hip to gable and formation of rear dormer with Juliette balcony (householder application)

Application No: **HGY/2012/0749** Officer: John Ogenga P'Lakop
 Decision: NOT DET Decision Date: 28/01/2013
 Location: 19 Lansdowne Road N10 2AX
 Proposal: Demolition of existing property and erection of new 3 storey dwelling with rooms at basement level. (Amended Plans)

Application No: **HGY/2012/0956** Officer: Abiola Oloyede
 Decision: REF Decision Date: 22/01/2013
 Location: 31 Muswell Road N10 2BS
 Proposal: Retention of rear single storey conservatory

Application No: **HGY/2012/1181** Officer: Subash Jain
 Decision: GTD Decision Date: 22/01/2013
 Location: Alexandra Park Secondary School Bidwell Gardens N11 2AZ
 Proposal: Conversion of existing floodlit playground into 2no. macadam MUGAs (Multi Use Games Areas), 1no. Cricket practice bay and basketball area.

Application No:	HGY/2012/1294	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	23/01/2013	
Location:	30 Alexandra Park Road N10 2AB			
Proposal:	Amendments to approved planning application reference HGY/2011/2111 for remodelling of existing ground floor extension and alterations of main roof pitch / loft conversion			
Application No:	HGY/2012/2279	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	23/01/2013	
Location:	52 Grasmere Road N10 2DJ			
Proposal:	Formation of rear half-dormer, replacement of windows in existing dormer, erection of single storey rear extension, and removal of one existing rooflight and insertion of two new rooflights to front roofslope			
Application No:	HGY/2012/2314	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	29/01/2013	
Location:	82 Rosebery Road N10 2LA			
Proposal:	Enlargement of existing rear dormer and insertion of additional rooflight to front roofslope			
Application No:	HGY/2012/2315	Officer:	Awot Tesfai	
Decision:	REF	Decision Date:	29/01/2013	
Location:	131 Alexandra Park Road N22 7UN			
Proposal:	Demolition of existing garage, roof terrace and summer house to rear and erection of new two storey, two bedroom house with garage			
Application No:	HGY/2012/2324	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	28/03/2013	
Location:	48 Curzon Road N10 2RB			
Proposal:	Minor alterations to the existing planning permission HGY/2010/1043 to include creation of gallery space within the approved envelope of the building, replacing clear glazing with obscure glazing at gallery level, removal of three windows to north-east elevation at gallery level. Creation of rear light well and insertion of 2 new rooflights over kitchen/stairs.			
Application No:	HGY/2012/2367	Officer:	David Alabi	
Decision:	GTD	Decision Date:	31/01/2013	
Location:	27 The Avenue N10 2QE			
Proposal:	Erection of rear ground floor extension			
Application No:	HGY/2012/2380	Officer:	Amanda Wilson	
Decision:	REF	Decision Date:	06/02/2013	
Location:	1B Donovan Avenue N10 2JU			
Proposal:	Formation of vehicle crossover			
Application No:	HGY/2012/2386	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	06/02/2013	
Location:	48 Dukes Avenue N10 2PU			
Proposal:	Formation of rear dormer with Juliette balcony and balustrade formation of side dormer and insertion of 2 rooflights to front roofslope (householder application)			

Application No:	HGY/2012/2404	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	06/02/2013
Location:	73 Grasmere Road N10 2DH		
Proposal:	Erection of rear ground floor extension including the conversion of garages to habitable space.		
Application No:	HGY/2012/2432	Officer:	Subash Jain
Decision:	REF	Decision Date:	08/03/2013
Location:	2 Vallance Road N22 7UB		
Proposal:	Addition to loft conversion approved under HGY/2009/1989 to link existing roof turret and side dormer (householder application)		
Application No:	HGY/2012/2434	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	14/02/2013
Location:	13 Coniston Road N10 2BL		
Proposal:	Erection of infill and rear extension at ground floor level and enlargement of rear dormer (householder application)		
Application No:	HGY/2012/2461	Officer:	David Alabi
Decision:	GTD	Decision Date:	14/02/2013
Location:	69 Grove Avenue N10 2AL		
Proposal:	Erection of rear single storey extension and conversion of garage to habitable space with new glazed door and rear rooflight (householder application)		
Application No:	HGY/2013/0014	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/02/2013
Location:	19A Methuen Park N10 2JR		
Proposal:	Amendment to existing approval HGY/2012/1431 to lower roofline of approved ground floor extension		
Application No:	HGY/2013/0017	Officer:	Subash Jain
Decision:	GTD	Decision Date:	27/02/2013
Location:	40A Victoria Road N22 7XD		
Proposal:	Erection of single storey rear full width extension at ground floor level with flat roof and 2 skylights		
Application No:	HGY/2013/0038	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	01/03/2013
Location:	48 & 50 Colney Hatch Lane N10 1EA		
Proposal:	Erection of single storey extension to rear of properties		
Application No:	HGY/2013/0047	Officer:	Subash Jain
Decision:	REF	Decision Date:	05/03/2013
Location:	125 Alexandra Park Road N22 7UN		
Proposal:	Erection of a single storey rear extension and erection of rear dormer with insertion of 5 x roof lights and 15 solar panels to the front elevation to facilitate loft conversion for the benefit of a GP practice.		
Application No:	HGY/2013/0074	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	08/03/2013
Location:	89 Alexandra Park Road N10 2DP		
Proposal:	Erection of side and rear dormers with insertion of 1 x rooflight to front elevation. (householder application)		

Application No:	HGY/2013/0081	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/03/2013
Location:	329-331 Alexandra Park Road N22 7BP		
Proposal:	Conversion of existing garage into reception room, removal of garage door construction of a bay window in facing brick work to match existing and construction of front entrance porch.		
Application No:	HGY/2013/0084	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	05/03/2013
Location:	87 Dagmar Road N22 7RT		
Proposal:	Replacement of existing parking area with single garage with roller door, and brick wall with railings above and integrated pedestrian gate. Formation of vehicle crossover		
Application No:	HGY/2013/0124	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/03/2013
Location:	212 Victoria Road N22 7XQ		
Proposal:	Erection of single storey rear extension and erection of chimney stack		
Application No:	HGY/2013/0133	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	14/03/2013
Location:	35 Windermere Road N10 2RD		
Proposal:	Erection of a single storey side extension to the rear.		
Application No:	HGY/2013/0159	Officer:	Subash Jain
Decision:	GTD	Decision Date:	22/03/2013
Location:	Flat B 298 Alexandra Park Road N22 7BD		
Proposal:	Erection of single storey front and rear extensions		
Application No:	HGY/2013/0193	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	27/03/2013
Location:	8 Lansdowne Road N10 2AU		
Proposal:	Demolition of existing rear dormer and erection of new enlarged dormer including 2 x rooflights to front elevation		
Application No:	HGY/2013/0260	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	27/03/2013
Location:	39 Princes Avenue N22 7SB		
Proposal:	Formation of rear dormer and installation of three rooflights to facilitate a loft conversion.		
Application No:	HGY/2013/0326	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/04/2013
Location:	27 Vallance Road N22 7UD		
Proposal:	Formation of rear dormer		
Application No:	HGY/2013/0336	Officer:	David Alabi
Decision:	GTD	Decision Date:	18/04/2013
Location:	2 Station Cottages, Bedford Road N22 7AX		
Proposal:	Erection of single storey side and rear extension (householder application)		

Application No:	HGY/2013/0403	Officer:	Subash Jain	
Decision:	REF	Decision Date:	25/04/2013	
Location:	Maid of Muswell PH 121 Alexandra Park Road N10 2DP			
Proposal:	Construction of single pitch pergola with part tiled / part retractable awning covering.			
Application No:	HGY/2013/0411	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	01/05/2013	
Location:	102 Blake Road N11 2AL			
Proposal:	Erection of single storey rear conservatory (householder application)			
Application No:	HGY/2013/0428	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	30/04/2013	
Location:	10 Palace Court Gardens N10 2LB			
Proposal:	Amendment to approved scheme HGY/2012/2159 in order to enable the demolition of the garage prior to erection of rear extension			
Application No:	HGY/2013/0466	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	02/05/2013	
Location:	41 Windermere Road N10 2RD			
Proposal:	Erection of two dormers to rear roofslope and insertion of 3 rooflights to front roofslope to facilitate a loft conversion.			

LBC Applications Received: 1

Application No:	HGY/2013/0102	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	21/03/2013	
Location:	Alexandra Palace Alexandra Palace Way N22 7AY			
Proposal:	Listed Building Consent for removal of beams to ground floor openings in central 5 bays, renewal of first floor slab and associated repairs of roof drainage, brickwork and render repair (South West Terrace), renewal of roof coverings and rooflights, associated repairs to drainage and top parts of walls (brickwork and render) (South East Building, south of the ice rink entrance) and minor repairs to leaking roof. (Theatre)			

NON Applications Received: 2

Application No:	HGY/2011/0504	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	06/03/2013	
Location:	55 Dagmar Road N22 7RT			
Proposal:	Non material amendments following a grant of planning permission HGY/2010/1397 to add two rooflights to the single rooflight already approved to front elevation			
Application No:	HGY/2012/1928	Officer:	Ruma Nowaz	
Decision:	NOT DEV	Decision Date:	04/03/2013	
Location:	48 Curzon Road N10 2RA			
Proposal:	Non-material amendment following a grant of planning permission HGY/2012/1043 to reduce the lightwell by 3.5m2 compared to the approval size of 13.7m2 and replacement of the approved concrete bridge over the lightwell with a bridge made out of structural glass to allow more light into the basement.			

RES Applications Received: 1

Application No: **HGY/2012/1900** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 04/03/2013

Location: 1 Parham Way N10 2AT

Proposal: Approval of Details pursuant to Condition 3 (external materials), Condition 4 (hard and soft landscaping), Condition 9 (contamination) and Condition 10 (construction management plan) attached to planning permission HGY/2011/0563

TPO Applications Received: 1

Application No: **HGY/2013/0325** Officer: Amanda Wilson

Decision: GTD Decision Date: 28/02/2013

Location: Parham Way/ 123 Rosebery Road N10 2LD

Proposal: Tree works to include cutting back of overhanging branches to 1 x Ash tree

Total Applications Received for Ward: 50WARD: **Bounds Green****ADV Applications Received: 1**

Application No: **HGY/2011/1143** Officer: Subash Jain

Decision: GTD Decision Date: 22/01/2013

Location: Safestore Bounds Green Industrial Estate Ring Way N11

Proposal: Display of 10 x internally illuminated hanging signs, 3 x non-illuminated hanging signs and 1 x internally illuminated totem sign

CLDE Applications Received: 3

Application No: **HGY/2012/2370** Officer: David Alabi

Decision: GTD Decision Date: 20/03/2013

Location: Rear Ground Floor Flat 122 Myddleton Road N22 8NQ

Proposal: Use of property as residential unit (Certificate of Lawfulness of an existing use)

Application No: **HGY/2013/0049** Officer: Fortune Gumbo

Decision: GTD Decision Date: 05/03/2013

Location: 3 Marquis Road N22 8JH

Proposal: Use of property as 2 self-contained flats

Application No: **HGY/2013/0221** Officer: Fortune Gumbo

Decision: GTD Decision Date: 22/03/2013

Location: 80A Myddleton Road N22 8NQ

Proposal: Certificate of Lawfulness for use of rear of ground floor and first and second floors, as seven self contained residential units

CLUP Applications Received: 2

Application No: **HGY/2012/2375** Officer: Valerie Okeiyi

Decision: PERM DEV Decision Date: 29/01/2013

Location: 135 Whittington Road N22 8YP

Proposal: Certificate of Lawfulness for the alteration of roof from hip to gable, formation of rear dormer and insertion of 2 rooflights to front roofslope.

Application No: **HGY/2013/0381** Officer: David Alabi

Decision: PERM DEV Decision Date: 30/04/2013

Location: 124 Woodfield Way N11 2NU

Proposal: Certificate of Lawfulness for alteration of roof from hip to gable, formation of rear dormer and insertion of roof lights to front roof slope.

FUL Applications Received: 19

Application No: **HGY/2012/0867** Officer: Awot Tesfai

Decision: GTD Decision Date: 24/01/2013

Location: Ground Floor Flat 23 Whittington Road N22 8YS

Proposal: Erection of single storey rear extension and new shed in the rear garden

Application No: **HGY/2012/0874** Officer: Awot Tesfai

Decision: NOT DET Decision Date: 28/03/2013

Location: Rear of 385 High Road N22 8JA

Proposal: Change of use from class D1 (non-residential institutions) to class C3 (residential) and conversion to form 6 new residential units comprising 1 x studio flat, 3 x one bed flats, 1 x two bed flat and 1 x two bed dwelling

Application No: **HGY/2012/1024** Officer: Subash Jain

Decision: GTD Decision Date: 22/01/2013

Location: Flat 5 2 Palmerston Road N22 8RG

Proposal: Replacement of existing single glazed timber windows with new double glazed timber windows including replacement of existing external doors with double glazed timber doors.

Application No: **HGY/2012/1770** Officer: Matthew Gunning

Decision: REF Decision Date: 18/03/2013

Location: 2 Maidstone Road N11 2TP

Proposal: Creation of vehicle crossover.

Application No: **HGY/2012/2221** Officer: Jeffrey Holt

Decision: REF Decision Date: 19/02/2013

Location: Flat A 125 Myddleton Road N22 8NG

Proposal: Conversion of existing building to form a residential dwelling, with increase in ridge height, insertion of 6 x roof lights and alteration to front elevation fenestration.

Application No: **HGY/2012/2331** Officer: Jeffrey Holt

Decision: GTD Decision Date: 30/01/2013

Location: 113 Bounds Green Road N22 8DF

Proposal: Replacement of existing white metal single-glazed windows and wood entrance door with white uPVC double-glazed windows and uPVC entrance door (householder application)

Application No: **HGY/2012/2368** Officer: Subash Jain

Decision: GTD Decision Date: 06/02/2013

Location: 29 Whittington Road N22 8YS

Proposal: Alterations of roof from hip to gable, formation of rear dormer and insertion of a rooflight to front roofslope

Application No:	HGY/2012/2376	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	06/02/2013
Location:	13 Trinity Road N22 8LB		
Proposal:	Formation of new rear external door at lower ground floor level and external steps from lower ground level to garden, with partial demolition of existing external steps		
Application No:	HGY/2012/2451	Officer:	David Alabi
Decision:	GTD	Decision Date:	14/03/2013
Location:	43 Clarence Road N22 8PG		
Proposal:	Replacement of existing timber windows and doors with white uPVC windows and doors		
Application No:	HGY/2013/0015	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	26/02/2013
Location:	3 Ireland Place N22 8YY		
Proposal:	Erection of shed in rear garden		
Application No:	HGY/2013/0050	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	05/03/2013
Location:	70 Bounds Green Road N11 2EU		
Proposal:	Creation of vehicle crossover		
Application No:	HGY/2013/0107	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	14/03/2013
Location:	127-129 Myddleton Road N22 8NG		
Proposal:	Retention of change of use from vacant building to D1 (community/faith)		
Application No:	HGY/2013/0146	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/03/2013
Location:	7 Palmerston Road N22 8QH		
Proposal:	Replacement of existing single sash windows with double glazed softwood frame sash windows		
Application No:	HGY/2013/0169	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	25/03/2013
Location:	Flat A 29 Palmerston Road N22 8QH		
Proposal:	Replacement of existing wooden sash windows, painted white with white painted wooden sash windows.		
Application No:	HGY/2013/0192	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/03/2013
Location:	58A Marlborough Road N22 8NN		
Proposal:	Erection of rear dormer with insertion of 2 x rooflights to front elevation		
Application No:	HGY/2013/0209	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	28/03/2013
Location:	397 High Road N22 8JB		
Proposal:	Replacement of existing windows with new white double-glazed PVCu windows		

Application No: **HGY/2013/0274** Officer: Sarah Madondo
 Decision: GTD Decision Date: 09/04/2013
 Location: 70 Blake Road N11 2AH
 Proposal: Demolition of existing rear conservatory and erection of new rear single storey extension

Application No: **HGY/2013/0332** Officer: Amanda Wilson
 Decision: GTD Decision Date: 16/04/2013
 Location: 3 Cameron Close N22 8EY
 Proposal: Erection of single storey side extension

Application No: **HGY/2013/0495** Officer: Amanda Wilson
 Decision: GTD Decision Date: 03/05/2013
 Location: Forester House, 52 Bounds Green Road N11 2EU
 Proposal: Replacement of existing roof structure with extant permission for 2 serviced studio units (use class C1 Hotel) with new roof structure comprising 5 serviced studio units (use class C1Hotel).

LCD Applications Received: 1

Application No: **HGY/2012/2290** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 11/03/2013
 Location: 57 Truro Road N22 8EH
 Proposal: Conversion of existing two self contained flats to form Residential Care Home including self contained wheelchair unit on the ground floor

RES Applications Received: 1

Application No: **HGY/2012/2103** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 14/02/2013
 Location: 72 Clarence Road N22 8PW
 Proposal: Approval of Details pursuant to Condition 3 (materials), Condition 4 (hard / soft landscaping), Condition 5 (front boundary) and Condition 6 (windows) attached to planning permission HGY/2011/1477

TPO Applications Received: 1

Application No: **HGY/2013/0126** Officer: David Alabi
 Decision: GTD Decision Date: 14/03/2013
 Location: 49 Myddleton Road N22 8LZ
 Proposal: Tree works to include crown reduction by 30-35% to 1 x Ash tree

Total Applications Received for Ward: 28WARD: **Bruce Grove****ADV Applications Received: 3**

Application No: **HGY/2013/0031** Officer: Gareth Prosser
 Decision: GTD Decision Date: 28/02/2013
 Location: 539 High Road N17 6SD
 Proposal: Display of 1 x non illuminated fascia sign, 1 x externally illuminated hanging sign, 1 x non illuminated logo sign and 4 x non illuminated other signs.

Application No: **HGY/2013/0114** Officer: Amanda Wilson
 Decision: GTD Decision Date: 14/03/2013
 Location: 515- 519 High Road N17 6SB
 Proposal: Display of 4 x non-illuminated fascia signs and 1 x non-illuminated box hanging sign (as amended)

Application No: **HGY/2013/0259** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 05/04/2013
 Location: Outside 129 Elmhurst Public Hse Lordship Lane N17
 Proposal: Display of 2 x internally illuminated other sign

CLDE Applications Received: 5

Application No: **HGY/2012/1697** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 14/03/2013
 Location: 237 Mount Pleasant Road N17 6HD
 Proposal: Use of property as 6 self contained flats

Application No: **HGY/2012/2313** Officer: Subash Jain
 Decision: GTD Decision Date: 29/01/2013
 Location: 1A St Loys Road N17 6UB
 Proposal: Certificate of Lawfulness for use and continuous use of premises to sell cooked and frozen food.

Application No: **HGY/2013/0185** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 22/03/2013
 Location: 38 Broadwater Road N17 6ES
 Proposal: Use of property as 6 self-contained flats (Certificate of Lawfulness for an existing use)

Application No: **HGY/2013/0211** Officer: Gareth Prosser
 Decision: GTD Decision Date: 28/03/2013
 Location: 37 Napier Road N17 6YG
 Proposal: Use of property as two self-contained flats

Application No: **HGY/2013/0212** Officer: Gareth Prosser
 Decision: GTD Decision Date: 28/03/2013
 Location: 11 Napier Road N17 6YG
 Proposal: Use of property as two self-contained flats

CLUP Applications Received: 7

Application No: **HGY/2012/2345** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 29/01/2013
 Location: 6 Sperling Road N17 6UH
 Proposal: Formation of rear dormer and insertion of 2 rooflights to front roofslope.

Application No: **HGY/2012/2351** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 29/01/2013
 Location: 90 Woodside Gardens N17 6UW
 Proposal: Erection of single storey side extension

Application No: **HGY/2012/2382** Officer: Ruma Nowaz
 Decision: PERM REQ Decision Date: 25/02/2013
 Location: 1 Kitchener Road N17 6DU
 Proposal: Certificate of proposed lawful development for the erection of dormer window

Application No: **HGY/2012/2433** Officer: Amanda Wilson
 Decision: GTD Decision Date: 05/02/2013
 Location: 6 Sperling Road N17 6UH
 Proposal: Certificate of Lawfulness for formation of rear roof extension (as amended)

Application No: **HGY/2013/0195** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 22/03/2013
 Location: 58 Broadwater Road N17 6ET
 Proposal: Certificate of Lawfulness for formation of rear dormer and insertion of 2 rooflights to front roofslope.

Application No: **HGY/2013/0277** Officer: Amanda Wilson
 Decision: PERM DEV Decision Date: 09/04/2013
 Location: 33 St Margarets Road N17 6TY
 Proposal: Certificate of lawfulness for change of use of property from C3 (residential) to C4 (HMO)

Application No: **HGY/2013/0338** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 27/03/2013
 Location: 116 Winchelsea Road N17 6XQ
 Proposal: Certificate of Lawfulness for change of use from C3 (residential) to C4 (HMO)

FUL Applications Received: 11

Application No: **HGY/2011/0340** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 11/03/2013
 Location: 205 Lordship Lane N17 6XF
 Proposal: Conversion of maisonette into two self contained flats

Application No: **HGY/2012/1968** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 31/01/2013
 Location: 88 Bruce Grove N17 6UZ
 Proposal: Change of use of property from (A1) into Restaurant (A3)

Application No:	HGY/2012/2295	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	22/01/2013
Location:	46 Elsdon Road N17 6RY		
Proposal:	Erection of single storey rear / rear & side extension and erection of rear dormer windows with insertion of skylight window		
Application No:	HGY/2013/0006	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	28/02/2013
Location:	Rear of 38 Broadwater Road N17 6ES		
Proposal:	Erection of side extension and pitch roof with dormer extension to existing garage to provide 2-bedroom house.		
Application No:	HGY/2013/0119	Officer:	Lionel Harper
Decision:	REF	Decision Date:	13/03/2013
Location:	1 Kitchener Road N17 6DU		
Proposal:	Retrospective planning application for retention of an existing roof terrace with privacy screening		
Application No:	HGY/2013/0175	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	22/03/2013
Location:	68D Bruce Grove N17 6UZ		
Proposal:	Retrospective application for change of use from A3 (restaurant / cafe) to sui generis (minicab office)		
Application No:	HGY/2013/0210	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/03/2013
Location:	104 The Avenue N17 6TG		
Proposal:	Replacement of existing windows with new white double-glazed UPVc windows		
Application No:	HGY/2013/0213	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	27/03/2013
Location:	58 Broadwater Road N17 6ET		
Proposal:	Erection of single storey side / rear extension		
Application No:	HGY/2013/0249	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	28/03/2013
Location:	3 Napier Road N17 6XX		
Proposal:	Demolition of existing single storey side extension and construction of new single storey side extension with 2 rooflights to extension roof.		
Application No:	HGY/2013/0265	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	05/04/2013
Location:	22 Moorefield Road N17 6PY		
Proposal:	Installation of external metal staircase from ground to first floor and insertion of new ground and first floor doorways to north elevation.		
Application No:	HGY/2013/0406	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/04/2013
Location:	Josiah Forsters Almshouses 88-94 Philip Lane N15 4JJ		
Proposal:	Demolition of rear extension and construction of new rear extension to enlarge and improve kitchen, bathroom / bedroom of each dwelling with landscaping improvements. Redecorating and improvements to 4 social rented older person 1 bedroom houses		

LBC Applications Received: 1

Application No: **HGY/2013/0142** Officer: Valerie Okeiyi

Decision: REF Decision Date: 27/03/2013

Location: Flat 5, 15 Bruce Grove N17 6UU

Proposal: Listed Building Consent for alterations to the existing bathroom and bedroom to create a 2nd bedroom, alteration to the partition walls, re-plastering ceiling, repairing windows and installing a folding door into the partition wall between kitchen and living room

RES Applications Received: 1

Application No: **HGY/2012/2294** Officer: Elizabeth Ennin-Gyasi

Decision: GTD Decision Date: 19/02/2013

Location: 545 High Road N17 6SB

Proposal: Approval of Details pursuant to Conditions 1 (expiry date of permission), Condition 2 (accordance with approved plans and specifications), Condition 3 (materials) and Condition 4 (elevation and section of proposed front elevation) attached to planning permission HGY/2011/2201

Total Applications Received for Ward: 28**WARD: Crouch End****ADV Applications Received: 2**

Application No: **HGY/2011/0832** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 22/01/2013

Location: 21-23 The Broadway N8 8DU

Proposal: Display of 1 x internally illuminated fascia sign, 1 x non-illuminated fascia sign, 3 x aluminium frame signs, 1 x flat aluminium panel sign, 1 x vinyl sign and 1 x vinyl 'DDA vision dots' sign

Application No: **HGY/2012/2436** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 15/02/2013

Location: 6 Crouch End Hill N8 8AA

Proposal: Display of 1x externally illuminated fascia sign.

CAC Applications Received: 1

Application No: **HGY/2012/1897** Officer: Jeffrey Holt

Decision: REF Decision Date: 24/01/2013

Location: Earl Haig Memorial Hall Elder Avenue N8 9TH

Proposal: Conservation Area Consent for demolition of existing building and redevelopment to provide 4 new houses with associated garages.

CLDE Applications Received: 1

Application No: **HGY/2013/0042** Officer: Lorcan Lynch

Decision: GTD Decision Date: 04/03/2013

Location: 44D Topsfield Parade Tottenham Lane N8 8PR

Proposal: Use of property as single dwelling

CLUP Applications Received: 3

Application No: **HGY/2012/0465** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 04/03/2013
 Location: 9 Dickenson Road N8 9EN
 Proposal: Certificate of lawfulness for internal alterations and alterations to external openings

Application No: **HGY/2013/0113** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 14/03/2013
 Location: 82 Weston Park N8 9TB
 Proposal: Insertion of 3 x rooflights to front elevation to facilitate a loft conversion

Application No: **HGY/2013/0391** Officer: David Alabi
 Decision: PERM DEV Decision Date: 26/04/2013
 Location: 2 Berkeley Road N8 8RY
 Proposal: Insertion of two additional roof lights to rear roof slope.

COND Applications Received: 2

Application No: **HGY/2012/2407** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 06/02/2013
 Location: 2A Crouch Hall Road N8 8HU
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2012/1252 in order to increase the dimensions of the basement

Application No: **HGY/2013/0450** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/05/2013
 Location: 2A Crouch Hall Road N8 8HU
 Proposal: Removal of condition 12 (all side facing windows on ground, second and third floor level shall be glazed with obscure glass) attached to planning permission HGY/2012/1252.

EXTP Applications Received: 1

Application No: **HGY/2012/2379** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 15/02/2013
 Location: 33 Coleridge Road N8 8EH
 Proposal: Application for a new planning permission to replace an extant planning permission, ref HGY/2009/1864, in order to extend the time limit for implementation, for erection of rear dormer window, erection of rear ground floor bay window and extension, and insertion of 4 x velux windows to front roofslope

FUL Applications Received: 38

Application No: **HGY/2011/1486** Officer: Ruma Nowaz
 Decision: REF Decision Date: 25/02/2013
 Location: Ground Floor Flat 35 Mount View Road N4 4SS
 Proposal: Replacement of existing front windows with uPVC double-glazed windows

Application No: **HGY/2012/0937** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 20/03/2013
 Location: Ground Floor Flat 159 Ferme Park Road N8 9BP
 Proposal: Erection of rear single storey extension (amended plans)

Application No:	HGY/2012/1492	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	04/03/2013	
Location:	13 Broadway Parade, Tottenham Lane N8 9DE			
Proposal:	Change of use from A1 (sandwich bar) to A3 (sandwich bar including hot food cooking) with installation of extract flue to rear			
Application No:	HGY/2012/1898	Officer:	Jeffrey Holt	
Decision:	REF	Decision Date:	24/01/2013	
Location:	Earl Haig Memorial Hall Elder Avenue N8 9TH			
Proposal:	Demolition of existing building and redevelopment to provide no. 4 new houses, with associated garages.			
Application No:	HGY/2012/2090	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	24/01/2013	
Location:	32 Berkeley Road N8 8RU			
Proposal:	Erection of single storey rear extension and provision of two rooflights			
Application No:	HGY/2012/2123	Officer:	John Ogenga P'Lakop	
Decision:	REF	Decision Date:	22/01/2013	
Location:	Highmount Mount View Road N4 4ST			
Proposal:	Erection of new hipped roof to create 1 x 2 bed flat			
Application No:	HGY/2012/2130	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	06/02/2013	
Location:	3 Broughton Gardens N6 5RS			
Proposal:	Erection of single storey extension rear extension including refurbishing the exterior & interior of the building. Replacement of existing painted timber / aluminium windows, enclosing the existing 2nd floor roof terrace to the rear of the property to form a glazed winter garden, installation of solar panels at roof level and a replacement glazed entrance porch. (householder application)			
Application No:	HGY/2012/2145	Officer:	Ruma Nowaz	
Decision:	REF	Decision Date:	29/01/2013	
Location:	7 Abbots Terrace			
Proposal:	Addition of mansard roof onto existing structure with installation of solar panels and use of premises as an artist's studio.			
Application No:	HGY/2012/2168	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	20/02/2013	
Location:	45B Shepherds Hill N6 5QJ			
Proposal:	Formation of extended hip end roof, formation of side dormer and insertion of five rooflights			
Application No:	HGY/2012/2243	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	22/01/2013	
Location:	2-6 Middle Lane N8 8PL			
Proposal:	Raising the 2 existing and approved lift shafts in height by 600mm to accommodate the required safety zone on top of the lift cabin			

Application No:	HGY/2012/2296	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	25/01/2013	
Location:	39 Weston Park N8 9SY			
Proposal:	Erection of rear single storey ground floor extension			
Application No:	HGY/2012/2356	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	25/02/2013	
Location:	16 Shanklin Road N8 8TJ			
Proposal:	Erection of single storey rear side return extension			
Application No:	HGY/2012/2360	Officer:	David Alabi	
Decision:	GTD	Decision Date:	31/01/2013	
Location:	48 Wolseley Road N8 8RP			
Proposal:	Erection of a single storey rear extension (Householder Application)			
Application No:	HGY/2012/2430	Officer:	Tara Jane Fisher	
Decision:	REF	Decision Date:	06/02/2013	
Location:	MTO Shahmaghsoudi Centre 23 Edison Road N8 8AE			
Proposal:	Installation of lean - to canopy over outside doorways and access steps			
Application No:	HGY/2012/2435	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	15/02/2013	
Location:	6 Crouch End Hill N8 8AA			
Proposal:	Installation of new shopfront.			
Application No:	HGY/2012/2458	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	14/03/2013	
Location:	6 Broughton Gardens N6 5RS			
Proposal:	Replacement of existing glass and timber second floor extension with new masonry extension. The replacement of first floor front terrace railings with painted masonry wall has been deleted from the proposal following discussions with architects.			
Application No:	HGY/2013/0001	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	19/02/2013	
Location:	54 The Broadway N8 9TP			
Proposal:	Erection of single storey rear and side extension, with altered rear access to existing first floor flat			
Application No:	HGY/2013/0009	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	27/02/2013	
Location:	Flats 5 + 6 1 Avenue Road N6 5DJ			
Proposal:	Replacement of existing timber windows and doors with new timber windows and doors			
Application No:	HGY/2013/0010	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	14/02/2013	
Location:	61-87A Park Road N8 8JN			
Proposal:	Replacement of existing timber windows and doors with new timber windows and doors			

Application No:	HGY/2013/0056	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	06/03/2013	
Location:	Crouch End Telephone Exchange 71 - 79 Crouch End Hill N8 8DF			
Proposal:	Installation of 7 aluminium blade weather louvers and recover the glazing to seven windows			
Application No:	HGY/2013/0075	Officer:	Sarah Madondo	
Decision:	GTD	Decision Date:	21/02/2013	
Location:	5 Bryanstone Road N8 8TN			
Proposal:	Erection of single storey rear infill extension			
Application No:	HGY/2013/0085	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	11/03/2013	
Location:	Units 5 + 6 44-54 Coleridge Road N8 8ED			
Proposal:	Change of use of units 5 & 6 from A1 (retail) to D2 (yoga studio)			
Application No:	HGY/2013/0111	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	14/03/2013	
Location:	1 Tivoli Road N8 8RE			
Proposal:	Extension of existing ridgeline of roof, formation of rear dormer and insertion of two rooflights to front roofslope (householder application)			
Application No:	HGY/2013/0129	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	15/03/2013	
Location:	42 Weston Park N8 9TJ			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2013/0132	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	19/03/2013	
Location:	Flat 5 21 Shepherds Hill N6 5QJ			
Proposal:	Replacement of existing timber single glazed windows with timber painted black / white double glazed windows, internal alterations to create an additional bathroom and installation of a new entrance door.			
Application No:	HGY/2013/0158	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	22/03/2013	
Location:	29 Bryanstone Road N8 8TN			
Proposal:	Erection of a single storey rear / side extension			
Application No:	HGY/2013/0220	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	28/03/2013	
Location:	131 Crouch Hill N8 9QH			
Proposal:	Replacement of first floor rear bay window with new deeper bay window.			
Application No:	HGY/2013/0224	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	03/04/2013	
Location:	113 Crouch Hill N8 9QN			
Proposal:	Erection of rear ground floor extension to provide corridor link, kitchen and changing facilities			

Application No:	HGY/2013/0239	Officer:	David Alabi	
Decision:	GTD	Decision Date:	03/04/2013	
Location:	Basement Flat 7 Dickenson Road N8 9EN			
Proposal:	Replacement of existing windows with double-glazed uPVC windows			
Application No:	HGY/2013/0254	Officer:	Valerie Okeiyi	
Decision:	REF	Decision Date:	05/04/2013	
Location:	73 Ferme Park Road N8 9SA			
Proposal:	Replacement of existing rear lean-to extension with new rear single storey extension			
Application No:	HGY/2013/0276	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	14/03/2013	
Location:	23 Edison Road N8 8AE			
Proposal:	Installation of lean-to style canopy to cover two outside doorways and access steps			
Application No:	HGY/2013/0294	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	12/04/2013	
Location:	2 Stanhope Gardens N6 5TS			
Proposal:	Reversion of property from three flats to single family dwelling			
Application No:	HGY/2013/0322	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	16/04/2013	
Location:	2 Frederick Place N8 8AF			
Proposal:	Change of use of Unit 2 from B1/A2 (offices) to D2 (fitness studio)			
Application No:	HGY/2013/0363	Officer:	David Alabi	
Decision:	REF	Decision Date:	22/04/2013	
Location:	19 Fairfield Road N8 9HG			
Proposal:	Erection of rear conservatory extension			
Application No:	HGY/2013/0440	Officer:	David Alabi	
Decision:	GTD	Decision Date:	01/05/2013	
Location:	3 Tivoli Road N8 8RE			
Proposal:	Erection of rear ground floor extension and erection of rear roof dormer with insertion of 2 x rooflights to front roofslope (householder application)			
Application No:	HGY/2013/0441	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	01/05/2013	
Location:	3 Glasslyn Road N8 8RJ			
Proposal:	Formation of rear dormer to rear roofslope and installation of three rooflights to create a loft conversion (householder applicaiton)			
Application No:	HGY/2013/0463	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	30/04/2013	
Location:	1 Hurst Avenue N6 5TX			
Proposal:	Erection of single storey rear extension (householder application)			

Application No: **HGY/2013/0500** Officer: Amanda Wilson
 Decision: GTD Decision Date: 02/05/2013
 Location: 5 Dickenson Road N8 9EN
 Proposal: Conversion of existing two flats into single dwelling house

RES Applications Received: 3

Application No: **HGY/2011/0955** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 25/02/2013
 Location: 19 Crescent Road N8 8AL
 Proposal: Approval of details pursuant to condition 8 (refuse and waste storage) attached to planning reference HGY/2009/0947

Application No: **HGY/2012/2101** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 21/02/2013
 Location: Flat 1, 15 Crouch Hall Road N8 8HT
 Proposal: Approval of Details pursuant to Condition 3 (Construction Management Plan) attached to planning permission HGY/2012/0218

Application No: **HGY/2013/0206** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/04/2013
 Location: 131 Crouch Hill N8 9QH
 Proposal: Approval of Details pursuant to Condition 3 (materials), Condition 4 (refuse and waste storage), Condition 5 Construction Management Plan), Condition 6 (hydrological and hydro-geological impact assessment), Condition 7 (basement construction monitoring), Condition 8 (monitoring effect on existing basement structures), attached to planning permission HGY/2012/0785, and Condition 3 (salvaging and safe storage of materials from demolition of building) attached to planning permission HGY/2012/0786

TPO Applications Received: 10

Application No: **HGY/2011/1490** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 19/02/2013
 Location: 65 Mount View Road N4 4SR
 Proposal: Tree works to include various works to various trees

Application No: **HGY/2012/1306** Officer: Ruma Nowaz
 Decision: REF Decision Date: 22/01/2013
 Location: 43 Coolhurst Road N8 8ET
 Proposal: Tree works to various trees

Application No: **HGY/2012/1535** Officer: Gareth Prosser
 Decision: GTD Decision Date: 28/02/2013
 Location: 16 + 16A Shepherds Hill N6 5AQ
 Proposal: Tree works to include felling of 1 x Lime tree and thinning by 35% and crown reduction by 20%-25% of 1 x Lime tree (amended)

Application No: **HGY/2012/2009** Officer: Gareth Prosser
 Decision: GTD Decision Date: 26/02/2013
 Location: Midhurst Court Haslemere Road N8 9QR
 Proposal: Tree works to reduce 30% reduction, thin of crowns remove deadwood and shape of 8 x Lime trees, 4x Elder tree, 2 X Hawthorne tree and 1 x Rowan tree and 1x Holy tree

Application No:	HGY/2012/2228	Officer:	Ruma Nowaz	
Decision:	GTD		Decision Date:	22/01/2013
Location:	31- 33 Avenue Road N6 5DG			
Proposal:	Tree works to include crown reduction and raising to 1 x Beech tree.			
Application No:	HGY/2012/2438	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	26/02/2013
Location:	120 Crouch Hill N8 9DY			
Proposal:	Tree works to include removal of 5 x Silver Birch Trees			
Application No:	HGY/2013/0012	Officer:	David Alabi	
Decision:	GTD		Decision Date:	14/03/2013
Location:	17 Coolhurst Road N8 8EP			
Proposal:	Tree works to include thinning by 20% of 1 x Oak tree, thinning by 20% of 1 x Beech tree and crown reduction by 20% of 1 x Pyrocantha tree			
Application No:	HGY/2013/0238	Officer:	Gareth Prosser	
Decision:	GTD		Decision Date:	30/04/2013
Location:	High London 121 Hornsey Lane N6 5NP			
Proposal:	Tree Works to include crown lift to 7m from ground level and crown thinning by 25% to 1 x Beech tree			
Application No:	HGY/2013/0414	Officer:	David Alabi	
Decision:	REF		Decision Date:	30/04/2013
Location:	Flat 2, Mount Lodge 53A Shepherds Hill N6 5QR			
Proposal:	Tree works to include reduce height by 2-3 metres of 3 x Birch trees and reduce by 20%, remove deadwood and thinning of 2 x Birch trees			
Application No:	HGY/2013/0433	Officer:	Amanda Wilson	
Decision:	GTD		Decision Date:	30/04/2013
Location:	118 Crouch Hill N8 9DY			
Proposal:	Tree works to include felling of 1 x large pollarded Ash tree			

Total Applications Received for Ward: 61

WARD: Fortis Green

ADV Applications Received: 1

Application No:	HGY/2013/0352	Officer:	David Alabi	
Decision:	GTD	Decision Date:	19/04/2013	
Location:	223 Muswell Hill Broadway N10 1DD			
Proposal:	Display of 2x internally illuminated fascia signs and 1x internally illuminated hanging sign.			

CLDE Applications Received: 2

Application No:	HGY/2012/0489	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	20/02/2013	
Location:	1A Dukes Avenue N10 2PS			
Proposal:	Certificate of Lawfulness for use of property as C2 (residential institution) for up to 6 children and a carer.			

Application No: **HGY/2013/0443** Officer: **Abiola Oloyede**
 Decision: **GTD** Decision Date: **25/04/2013**
 Location: **Flat 2 & 3, 51 Queens Avenue N10 3PE**
 Proposal: **Use of property as two self contained flats.**

CLUP Applications Received: 11

Application No: **HGY/2011/1797** Officer: **Valerie Okeiyi**
 Decision: **PERM DEV** Decision Date: **04/03/2013**
 Location: **5 Holt Close N10 3HW**
 Proposal: **Conversion of lower ground floor garage into utility room / kitchen, creation of pedestrian door within garage door, replacement of aluminium sliding / folding door. Replacement of existing garden stair with spiral stair (Certificate of Lawfulness)**

Application No: **HGY/2012/2299** Officer: **Tara Jane Fisher**
 Decision: **PERM DEV** Decision Date: **22/01/2013**
 Location: **56 Creighton Avenue N10 1NT**
 Proposal: **Refurbishment of existing loft including new hip to gable, side extension to existing rear dormer and rear rooflights**

Application No: **HGY/2012/2340** Officer: **Michelle Bradshaw**
 Decision: **PERM DEV** Decision Date: **31/01/2013**
 Location: **2 Pages Hill N10 1QA**
 Proposal: **Certificate of Lawfulness for formation of part gable dormer and rear dormer with installation of three rooflights to facilitate a loft conversion**

Application No: **HGY/2013/0150** Officer: **Subash Jain**
 Decision: **PERM DEV** Decision Date: **14/03/2013**
 Location: **27 Fortis Green Avenue N2 9LY**
 Proposal: **Certificate of Lawfulness for erection of single storey rear extension and erection of rear dormer with insertion of 3 x rooflights to front elevation**

Application No: **HGY/2013/0197** Officer: **Valerie Okeiyi**
 Decision: **PERM DEV** Decision Date: **28/03/2013**
 Location: **2A Southern Road N2 9LN**
 Proposal: **Insertion of front and rear rooflights and formation of rear dormer, with alterations to rear fenestration**

Application No: **HGY/2013/0267** Officer: **David Alabi**
 Decision: **GTD** Decision Date: **05/04/2013**
 Location: **50 Aylmer Road N2 0PL**
 Proposal: **Erection of summer house/outbuilding in rear garden**

Application No: **HGY/2013/0355** Officer: **Ruma Nowaz**
 Decision: **NOT DEV** Decision Date: **22/04/2013**
 Location: **22 Ringwood Avenue N2 9NS**
 Proposal: **Certificate of Lawfulness for formation of side and rear dormers, alteration of roof from hip to gable and insertion of 2 rooflights to front roofslope**

Application No:	HGY/2013/0372	Officer:	Amanda Wilson	
Decision:	PERM DEV	Decision Date:	25/04/2013	
Location:	47 Grand Avenue N10 3BS			
Proposal:	Certificate of lawfulness for formation of driveway and crossover (as amended)			
Application No:	HGY/2013/0412	Officer:	Subash Jain	
Decision:	PERM DEV	Decision Date:	01/05/2013	
Location:	4 Creighton Avenue N10 1NU			
Proposal:	Certificate of Lawfulness for erection of single storey rear extension			
Application No:	HGY/2013/0422	Officer:	Subash Jain	
Decision:	PERM DEV	Decision Date:	01/05/2013	
Location:	23 Twyford Avenue N2 9NU			
Proposal:	Certificate of Lawfulness for formation of side dormer and insertion of one rear and three front roof lights			
Application No:	HGY/2013/0452	Officer:	Subash Jain	
Decision:	PERM DEV	Decision Date:	01/05/2013	
Location:	24 Creighton Avenue N10 1NU			
Proposal:	Certificate of Lawfulness for alteration of roof from hip to gable, formation of rear dormer and insertion of 4 front rooflights			
FUL	Applications Received:	37		
Application No:	HGY/2011/1216	Officer:	Ruma Nowaz	
Decision:	REF	Decision Date:	25/02/2013	
Location:	46 Hill Road N10 1JG			
Proposal:	Widening of existing single storey rear extension with replacement ramp access			
Application No:	HGY/2012/0579	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	22/01/2013	
Location:	13 Dukes Avenue N10 2PS			
Proposal:	Replacement of a roof over bay window at ground floor level			
Application No:	HGY/2012/1027	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	25/02/2013	
Location:	Flat 7 Whittington Court Aylmer Road N2 0BT			
Proposal:	Replacement of existing Crittal windows / doors to front / rear with PVC double glazed windows doors.			
Application No:	HGY/2012/1619	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD	Decision Date:	23/01/2013	
Location:	Rear of 11 Southern Road N2 9LH			
Proposal:	Erection of 3 bedroom bungalow			

Application No:	HGY/2012/1923	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	25/02/2013	
Location:	4 Shakespeare Gardens N2 9LJ			
Proposal:	Formation of rear and side dormers, insertion of 2 rooflights to side roofslope, alterations to rear fenestration and erection of rear ground floor extension			
Application No:	HGY/2012/2268	Officer:	Awot Tesfai	
Decision:	GTD	Decision Date:	23/01/2013	
Location:	2 Woodside Cottages, Fortis Green N2 9HE			
Proposal:	Replacement of existing single-glazed timber framed windows and rear door with new double-glazed timber framed windows and rear door			
Application No:	HGY/2012/2298	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	20/02/2013	
Location:	33 Queens Avenue N10 3PE			
Proposal:	Installation of step lift serving main communal front entrance			
Application No:	HGY/2012/2306	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	22/01/2013	
Location:	56 Creighton Avenue N10 1NT			
Proposal:	Erection of single storey ground floor rear extension			
Application No:	HGY/2012/2336	Officer:	Subash Jain	
Decision:	REF	Decision Date:	18/03/2013	
Location:	9 Coppetts Road N10 1HR			
Proposal:	Erection of two storey side and rear extension and single storey rear extension, formation of rear and side dormers and insertion of front and rear rooflights			
Application No:	HGY/2012/2385	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	06/02/2013	
Location:	21 Birchwood Avenue N10 3BE			
Proposal:	Erection of rear single storey extension			
Application No:	HGY/2012/2415	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	11/02/2013	
Location:	Chester House Pages Lane N10 1PR			
Proposal:	Refurbishment of main entrances and installation of automatic doors to one main entrance			
Application No:	HGY/2012/2459	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	23/01/2013	
Location:	4 Pages Lane N10 1PS			
Proposal:	Change of use of ground floor from A1 (retail) to C3 (residential) comprising 1 x 2 bed flat, and erection of rear ground floor extension			
Application No:	HGY/2013/0018	Officer:	Awot Tesfai	
Decision:	GTD	Decision Date:	26/02/2013	
Location:	1-8 Buckden Close N2 9LL			
Proposal:	Replacement of existing timber windows and doors with new timber windows and doors			

Application No:	HGY/2013/0020	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	19/02/2013	
Location:	1-4 Clissold Close N2 9HD			
Proposal:	Replacement of existing timber windows and doors with new timber windows and doors			
Application No:	HGY/2013/0025	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	19/02/2013	
Location:	5-17 Clissold Close N2 9HD			
Proposal:	Replacement of existing timber windows and doors with new timber windows and doors			
Application No:	HGY/2013/0026	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	19/02/2013	
Location:	18-20 Clissold Close N2 9HD			
Proposal:	Replacement of existing timber windows and doors with new timber windows and doors			
Application No:	HGY/2013/0029	Officer:	David Alabi	
Decision:	GTD	Decision Date:	14/03/2013	
Location:	53 Midhurst Avenue N10 3EP			
Proposal:	Erection of rear ground floor and first floor extensions (householder application)			
Application No:	HGY/2013/0051	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	19/03/2013	
Location:	11 Colney Hatch Lane N10 1QD			
Proposal:	Extension of the existing forecourt canopy creating an additional pump dispenser position and the installation of a new 20,000 litre underground fuel storage tank.			
Application No:	HGY/2013/0052	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	05/03/2013	
Location:	4 Bancroft Avenue N2 0AS			
Proposal:	Erection of rear extension at ground and first floor levels, with insertion of 3 rooflights to side roofslope			
Application No:	HGY/2013/0083	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	14/03/2013	
Location:	28 Tetherdown N10 1NB			
Proposal:	Erection of new timber log cabin			
Application No:	HGY/2013/0128	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	14/03/2013	
Location:	8 Tetherdown N10 1NB			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2013/0174	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	22/03/2013	
Location:	42 Colney Hatch Lane N10 1DU			
Proposal:	Amendments to approved scheme HGY/2012/1649 to relocate refuse/cycle store to end of communal garden, addition of rear dormer at second storey level and addition of rear roof terrace at first floor level			

Application No:	HGY/2013/0177	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/03/2013
Location:	9 Wellfield Avenue N10 2EA		
Proposal:	Erection of new rear dormer and single storey rear extension including internal and external refurbishment of house, including new windows, pargetting to the front of the house re-construction of roof.		
Application No:	HGY/2013/0186	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/03/2013
Location:	24 Creighton Avenue N10 1NU		
Proposal:	Erection of side first floor extension, formation of roof extension with 1 side and 2 rear dormers, and insertion of 2 front rooflights		
Application No:	HGY/2013/0194	Officer:	David Alabi
Decision:	GTD	Decision Date:	28/03/2013
Location:	64 Aylmer Road N2 0PL		
Proposal:	Erection of single storey side / rear extension		
Application No:	HGY/2013/0232	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/04/2013
Location:	15C Muswell Road N10 2BJ		
Proposal:	Creation of roof terrace to rear first floor flat roof, formation of rear dormer and insertion of 3 rooflights to front roofslope		
Application No:	HGY/2013/0302	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	10/04/2013
Location:	22 Ringwood Avenue N2 9NS		
Proposal:	Reconstruction of existing ground floor rear extension in same footprint as existing and erection of ground floor side extension		
Application No:	HGY/2013/0318	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	18/04/2013
Location:	26 Lanchester Road N6 4TA		
Proposal:	Installation of external raised paving to rear		
Application No:	HGY/2013/0330	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/04/2013
Location:	34 Lanchester Road N6 4TA		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2013/0345	Officer:	David Alabi
Decision:	GTD	Decision Date:	19/04/2013
Location:	38 Greenham Road N10 1LP		
Proposal:	Provision of roof terrace to rear flat roof (householder application)		
Application No:	HGY/2013/0354	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	18/04/2013
Location:	69 Twyford Avenue N2 9NP		
Proposal:	Erection of side and rear dormer windows with insertion of 2 x roof lights to front / 1 x rooflights to rear elevation (householder application)		

Application No:	HGY/2013/0364	Officer:	David Alabi	
Decision:	GTD	Decision Date:	19/04/2013	
Location:	223 Muswell Hill Broadway N10 1DD			
Proposal:	Replacement of existing entrance door with new aluminium frame glass door, removal of window vents, installation of new window glass, removal of metallic mesh and installation of new louvers, and installation of new edge protection to existing brickwork parapet.			
Application No:	HGY/2013/0370	Officer:	David Alabi	
Decision:	GTD	Decision Date:	24/04/2013	
Location:	7 Eastwood Road N10 1NL			
Proposal:	Erection of single storey rear side extension (householder application)			
Application No:	HGY/2013/0385	Officer:	John Ogenga P'Lakop	
Decision:	REF	Decision Date:	30/04/2013	
Location:	47 Grand Avenue N10 3BS			
Proposal:	Formation of new rear dormer to replace existing, installation of solar panels to top roof, insertion of front and rear rooflights, and alteration of front basement window to door and alteration to the existing rear extension (householder application)			
Application No:	HGY/2013/0390	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	26/04/2013	
Location:	74A Great North Road N2 0NL			
Proposal:	Replacement of existing timber single glazed sash, casement and centre pivot windows with double glazed timber sash and casement windows.			
Application No:	HGY/2013/0400	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	26/04/2013	
Location:	74C Great North Road N2 0NL			
Proposal:	Replacement of existing timer single glazed sash and centre pivot windows with double glazed timber sash and casement windows.			
Application No:	HGY/2013/0456	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	02/05/2013	
Location:	69 Grand Avenue N10 3BS			
Proposal:	Erection of single storey side extension and external alterations including new windows to rear elevation, new rooflights to rear and rebuilding of existing garages, new bin store, gate entry to front garden and basement to rear			

NON Applications Received: 6

Application No:	HGY/2011/1664	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	07/03/2013	
Location:	2 Wellfield Avenue N10 2EA			
Proposal:	Non-material amendment following a grant of planning permission HGY/2011/0679 to increase glazing to the side of double doors and omit rooflights above the rear entrance.			
Application No:	HGY/2012/2339	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	05/02/2013	
Location:	Land Adjacent to 60 Grand Avenue N10 3BP			
Proposal:	Non-material amendments following a grant of planning permission HGY/2005/1416 (renewed HGY/2010/1305) to increase the width of the house by 400mm and lightwell to be straightened in form to simplify the structural retention wall below with a projection of 1500mm from bay window.			

Application No:	HGY/2013/0095	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	14/02/2013
Location:	1 Coppetts Road N10 1NN		
Proposal:	Non-material amendment following a grant of planning permission HGY/2012/1458 to raise the height of the wall adjacent pavement to 2.8 m.		
Application No:	HGY/2013/0379	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	27/03/2013
Location:	Rear of 11 Southern Road N2 9LH		
Proposal:	Non-material amendments following a grant of planning permission HGY/2012/1619 to align the western flank wall of the building with main wall.		
Application No:	HGY/2013/0588	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	22/04/2013
Location:	Land adjacent to 60 Grand Avenue N10 3BP		
Proposal:	Non - material amendment following a grant of planning permission HGY/2005/1416 for the reconfiguration of basement side windows to suit new internal arrangement, change of the first floor dormer to a full height rigger and extension of basement floor rear projection by 1500mm.		
Application No:	HGY/2013/0620	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	01/05/2013
Location:	Rear of 11 Southern Road N2 9LH		
Proposal:	Non-material amendment following a grant of planning permission HGY/2012/1619 to relocate refuse area at Indigo Walk to enable collection		

RES Applications Received: 2

Application No:	HGY/2012/0818	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/01/2013
Location:	Eden Primary 79 Creighton Avenue N10 1NR		
Proposal:	Approval of details pursuant to conditions 4 and 6 (obscure glazing), 9 (means of enclosure), 10 (hard landscaping), 11 (trees and shrubs), 12 (external lighting), 13 (arboricultural method statement), 18 (air source heat pump) and 20 (construction management plan) attached to planning permission HGY/2011/1166		
Application No:	HGY/2013/0397	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	24/04/2013
Location:	Rear of 11 Southern Road N2 9LH		
Proposal:	Approval of Details pursuant to Condition 3 (materials) and 5 (green roof) attached to planning permission HGY/2012/1619		

TPO Applications Received: 7

Application No:	HGY/2012/1810	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	19/02/2013
Location:	7 Queens Avenue N10 3PE		
Proposal:	Tree works to include Crown reduction by no more than 30% volume to 1 x Yew Tree (Proposal varied).		
Application No:	HGY/2012/2169	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	30/01/2013
Location:	9 Ringwood Avenue N2 9NT		
Proposal:	Tree works to include felling to ground level of 1 x Oak tree		

Application No:	HGY/2012/2180	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	26/02/2013	
Location:	187 Creighton Avenue N2 9BN			
Proposal:	Tree works to include crown raising by 6m and crown reduction by up to 2m of 1 x Oak tree			
Application No:	HGY/2012/2282	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	06/02/2013	
Location:	North Bank Pages Lane N10 1PP			
Proposal:	Tree works to include various works to various trees			
Application No:	HGY/2013/0034	Officer:	David Alabi	
Decision:	GTD	Decision Date:	14/03/2013	
Location:	9 Ringwood Avenue N2 9NT			
Proposal:	Tree works to include reduction of crown by 15-20%, crown clean to remove dead and crossing branches of 1 x Oak tree. Reduction by 15-20% and crown clean to remove dead and crossing branches of 1 x Mature Oak to rear of 7 Ringwood Avenue			
Application No:	HGY/2013/0118	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	20/03/2013	
Location:	Chester House Pages Lane N10 1PR			
Proposal:	Tree works to include various works to various trees			
Application No:	HGY/2013/0313	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	17/04/2013	
Location:	114 Creighton Avenue N2 9BJ			
Proposal:	Tree works to include reduction by 2-3 metres of 1 x Oak tree			

Total Applications Received for Ward: 66

WARD: Harringay

CLDE Applications Received: 8

Application No:	HGY/2012/1481	Officer:	Gareth Prosser	
Decision:	REF		Decision Date:	31/01/2013
Location:	6 Wordsworth Parade N8 0SJ			
Proposal:	Certificate of Lawfulness for use of first floor as self contained studio flat at front and un-self contained studio flat at rear, and use of second floor as self contained studio flat at front and un-self contained studio flat at rear			
Application No:	HGY/2012/1744	Officer:	Lionel Harper	
Decision:	GTD		Decision Date:	28/03/2013
Location:	547 Green Lanes N8 0RL			
Proposal:	Use of property as 5 self contained flats			
Application No:	HGY/2012/2252	Officer:	Subash Jain	
Decision:	REF		Decision Date:	04/03/2013
Location:	66 Burgoyne Road N4 1AE			
Proposal:	Certificate of Lawfulness for use of property as 3 self contained flats			

Application No: **HGY/2012/2391** Officer: Gareth Prosser
 Decision: REF Decision Date: 06/02/2013
 Location: 547 Green Lanes N8 0RL
 Proposal: Use of property as 2 self-contained flats (F and G) (certificate of lawfulness for an existing use)

Application No: **HGY/2012/2416** Officer: Michelle Bradshaw
 Decision: PERM DEV Decision Date: 08/02/2013
 Location: 110 Wightman Road N4 1RN
 Proposal: Use of property as five self-contained flats (certificate of lawfulness for an existing use)

Application No: **HGY/2013/0135** Officer: Lionel Harper
 Decision: GTD Decision Date: 20/03/2013
 Location: 6 Sydney Road N8 0EX
 Proposal: Certificate of Lawfulness for use of a building consisting of seven self contained flats.

Application No: **HGY/2013/0205** Officer: Lionel Harper
 Decision: GTD Decision Date: 22/03/2013
 Location: 10B Willoughby Road N8 0HR
 Proposal: Certificate of Lawfulness for retention of roof terrace at rear second floor level

Application No: **HGY/2013/0299** Officer: Lionel Harper
 Decision: GTD Decision Date: 27/03/2013
 Location: 547 Green Lanes N8 0RL
 Proposal: Certificate of Lawfulness use of property as 2 self-contained flats (F & G)

CLUP Applications Received: 8

Application No: **HGY/2012/0582** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 05/03/2013
 Location: 11 Burgoyne Road N4 1AA
 Proposal: Change of use of property from C3 (dwellinghouse) to C4 (HMO)

Application No: **HGY/2012/1114** Officer: Subash Jain
 Decision: PERM DEV Decision Date: 23/01/2013
 Location: 62 Effingham Road N8 0AB
 Proposal: Certificate of lawfulness for Change of use of property from C3 (residential) to C4 (HMO)

Application No: **HGY/2012/2292** Officer: Subash Jain
 Decision: PERM DEV Decision Date: 24/01/2013
 Location: 62 Effingham Road N8 0AB
 Proposal: Certificate of Lawfulness for change of use of property from C3 (residential) to C4 (HMO)

Application No:	HGY/2012/2421	Officer:	David Alabi	Decision Date:	04/03/2013
Decision:	REF				
Location:	94 Mattison Road N4 1BE				
Proposal:	Certificate of lawfulness for use of property as single dwelling for up to 6 people receiving care				
Application No:	HGY/2013/0041	Officer:	Subash Jain	Decision Date:	14/03/2013
Decision:	PERM DEV				
Location:	97 Hewitt Road N8 0BP				
Proposal:	Certificate of Lawfulness for erection of rear dormer and roof extension with insertion of 3 rooflights on the front roof plane to facilitate a loft conversion				
Application No:	HGY/2013/0148	Officer:	Sarah Madondo	Decision Date:	19/03/2013
Decision:	PERM DEV				
Location:	23 Hewitt Road N8 0BS				
Proposal:	Erection of rear ground floor extension				
Application No:	HGY/2013/0149	Officer:	Sarah Madondo	Decision Date:	20/03/2013
Decision:	PERM DEV				
Location:	23 Hewitt Road N8 0BS				
Proposal:	Certificate of Lawfulness for change of use from C3 (residential) to C4 (Houses in Multiple Occupation)				
Application No:	HGY/2013/0426	Officer:	Ruma Nowaz	Decision Date:	24/04/2013
Decision:	PERM DEV				
Location:	63 Hewitt Road N8 0BS				
Proposal:	Certificate of lawfulness for formation of rear mansard roof extension and dormer, and insertion of 3 rooflights to front roofslope				

FUL Applications Received: 18

Application No:	HGY/2012/0772	Officer:	Awot Tesfai	Decision Date:	04/03/2013
Decision:	GTD				
Location:	79 Hampden Road N8 0HU				
Proposal:	Alterations to property to reduce existing 5 self-contained flats to 3 self-contained units, with erection of rear extension at ground, first and second floor levels				
Application No:	HGY/2012/1469	Officer:	John Ogenga P'Lakop	Decision Date:	30/01/2013
Decision:	REF				
Location:	54 Wightman Road N4 1RU				
Proposal:	Retrospective planning application for retention of ground and first floor flats				
Application No:	HGY/2012/2078	Officer:	Ruma Nowaz	Decision Date:	29/01/2013
Decision:	GTD				
Location:	39 Willoughby Road N8 0JG				
Proposal:	Erection of single storey rear extension				

Application No:	HGY/2012/2420	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	22/02/2013	
Location:	Ground Floor Flat 104 Raleigh Road N8 0JA			
Proposal:	Demolition of existing single storey extension to ground floor flat, to be replaced with new extension, inclusive of new doors windows and roof light. Minor repairs and modifications to existing structure.			
Application No:	HGY/2012/2428	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	06/02/2013	
Location:	14 Wordsworth Parade N8 0SJ			
Proposal:	Change of use of existing ground floor office space to 2 x two bed self-contained flats			
Application No:	HGY/2012/2440	Officer:	Jeffrey Holt	
Decision:	REF	Decision Date:	14/02/2013	
Location:	12 Willoughby Road N8 0HR			
Proposal:	Retrospective application for retention of outbuilding in rear garden (householder application)			
Application No:	HGY/2013/0028	Officer:	Valerie Okeiyi	
Decision:	REF	Decision Date:	28/02/2013	
Location:	14 Willoughby Road N8 0HR			
Proposal:	Formation of vehicle crossover			
Application No:	HGY/2013/0172	Officer:	David Alabi	
Decision:	GTD	Decision Date:	26/03/2013	
Location:	130 Seymour Road N8 0BE			
Proposal:	Restropective planning application for retention of existing access door and covered passage to the flats over and behind the shop at no.525 Green Lanes.			
Application No:	HGY/2013/0190	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	22/03/2013	
Location:	7 Colina Road N15 3JA			
Proposal:	Erection of rear two storey extension			
Application No:	HGY/2013/0198	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	28/03/2013	
Location:	45a Umfreville Road N4 1RY			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2013/0223	Officer:	Fortune Gumbo	
Decision:	GTD	Decision Date:	03/04/2013	
Location:	2-8 Stroud Green Road N4 2DF			
Proposal:	Erection of mansard roof addition to provide 2 x one bed flats and 1 x two bed flat			
Application No:	HGY/2013/0255	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	03/04/2013	
Location:	37B Warham Road N4 1AR			
Proposal:	Formation of roof terrace with 1.2m high slatted timber screening to flat roof at rear first floor level			

Application No:	HGY/2013/0268	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	08/04/2013	
Location:	125 Effingham Road N8 0AE			
Proposal:	Formation of rear dormer and insertion of 3 rooflights to front roofslope			
Application No:	HGY/2013/0271	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	09/04/2013	
Location:	Flat 3 53 Pemberton Road N4 1AX			
Proposal:	Formation of bay window to front at basement level, excavation of front lightwell and associated layout alterations.			
Application No:	HGY/2013/0344	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	18/04/2013	
Location:	9 Woollaston Road N4 1SD			
Proposal:	Erection of rear first floor balcony with new access doors from first floor bedroom (householder application)			
Application No:	HGY/2013/0346	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	19/04/2013	
Location:	37B Warham Road N4 1AR			
Proposal:	Formation of rear dormer and insertion of 4 rooflights to front roofslope			
Application No:	HGY/2013/0454	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	01/05/2013	
Location:	97 Hewitt Road N8 0BP			
Proposal:	Erection of rear/side single storey extension (householder application)			
Application No:	HGY/2013/0509	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	01/05/2013	
Location:	13 Burgoyne Road N4 1AA			
Proposal:	Erection of single storey side return and rear extension (householder application)			

Total Applications Received for Ward: 34

WARD: Highgate

ADV Applications Received: 1

Application No:	HGY/2012/1476	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	25/01/2013	
Location:	260-268 Archway Road N6 5AX			
Proposal:	Display of 2 x externally illuminated fascia sign and 1 x externally illuminated projecting sign.			

CAC Applications Received: 4

Application No:	HGY/2012/1248	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	19/02/2013	
Location:	9 Grange Road N6 4AR			
Proposal:	Conservation Area Consent for demolition of existing bungalow and erection of two storey, three bedroom single dwelling house with lower ground floor			

Application No: **HGY/2012/1422** Officer: Matthew Gunning
 Decision: NOT DET Decision Date: 28/01/2013
 Location: 21 Broadlands Road N6 4AE
 Proposal: Conservation Area Consent for demoliton of existing single dwelling house, boundary treatment and ancillary structures and erection of new single dwelling house with basement accommodation and ancillary works. Erection of garden pavillion in rear garden

Application No: **HGY/2012/1573** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 05/03/2013
 Location: Garages Rear of 269 Archway Road N6 5BT
 Proposal: Conservation Area Consent for demolition of existing garages and erection of 1 x 2 storey, two bed dwelling

Application No: **HGY/2013/0189** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 25/03/2013
 Location: 5 View Road N6 4DJ
 Proposal: Conservation Area Consent for demolition of existing house and erection of replacement two-storey dwelling with rooms at basement level

CLDE Applications Received: 1

Application No: **HGY/2012/1479** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 23/01/2013
 Location: 244 Archway Road N6 5AX
 Proposal: Use of premises as four self-contained flats and one maisonette

CLUP Applications Received: 4

Application No: **HGY/2012/2284** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 23/01/2013
 Location: 42 Hampstead Lane N6 4LL
 Proposal: Certificate of Lawfulness for construction of swimming pool enclosure to rear of property

Application No: **HGY/2012/2400** Officer: Gareth Prosser
 Decision: PERM DEV Decision Date: 08/02/2013
 Location: 48 Cholmeley Crescent N6 5HA
 Proposal: Certificate of lawfulness for excavation of basement below original footprint of building

Application No: **HGY/2012/2406** Officer: Subash Jain
 Decision: PERM DEV Decision Date: 14/03/2013
 Location: 1 Southwood Lawn Road N6 5SD
 Proposal: Erection of outbuilding in rear garden.

Application No: **HGY/2013/0120** Officer: Sarah Madondo
 Decision: PERM REQ Decision Date: 14/03/2013
 Location: 97 North Hill N6 4BS
 Proposal: Erection of single storey rear extension

EXTP Applications Received: 1

Application No: **HGY/2012/2454** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 12/02/2013

Location: 25 Cromwell Avenue N6 5HN

Proposal: Application for a new planning permission to replace an extant planning permission HGY/2009/1834, in order to extend the time limit for implementation, for the erection of a single storey side return extension

FUL Applications Received: 45

Application No: **HGY/2012/0634** Officer: Valerie Okeiyi

Decision: REF Decision Date: 20/03/2013

Location: 137 North Hill N6 4DP

Proposal: Insertion of 2 x rooflights to roofslope to facilitate a loft conversion (householder application)

Application No: **HGY/2012/0998** Officer: Subash Jain

Decision: GTD Decision Date: 23/01/2013

Location: 28 Muswell Hill Road N6 5UL

Proposal: Erection of lower ground floor side extension

Application No: **HGY/2012/1247** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 19/02/2013

Location: 9 Grange Road N6 4AR

Proposal: Demolition of existing bungalow and erection of two storey, three bedroom single dwelling house with lower ground floor

Application No: **HGY/2012/1421** Officer: Matthew Gunning

Decision: NOT DET Decision Date: 28/01/2013

Location: 21 Broadlands Road N6 4AE

Proposal: Demolition of existing house, boundary treatment and ancillary structures and erection of a new single family dwellinghouse, with basement accommodation, and ancillary works. Erection of a garden pavillion in rear garden.

Application No: **HGY/2012/1475** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 25/01/2013

Location: 260-268 Archway Road N6 5AX

Proposal: Enclosure of servicing area with a new shopfront including ATM to front of retail unit.

Application No: **HGY/2012/1572** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 04/03/2013

Location: Garages Rear of 269 Archway Road N6 5BT

Proposal: Demolition of existing garages and erection of 1 x 2 storey, two bed dwelling

Application No: **HGY/2012/1582** Officer: Gareth Prosser

Decision: GTD Decision Date: 30/01/2013

Location: 260 - 268 Archway Road N6 5AX

Proposal: Replacement of double pitched roof with four louvers associated with internal plant equipment, at the rear of 260 – 268 Archway Road

Application No:	HGY/2012/1757	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	12/03/2013
Location:	46 Highgate High Street N6 5HX		
Proposal:	Use of part of ground floor as veterinary surgery. Alterations to residential parts including erection of mezzanine extension and alterations to rear elevation		
Application No:	HGY/2012/2114	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	21/01/2013
Location:	Rear of 72 Langdon Park Road & adjacent to 96 Milton Park N6 5QA		
Proposal:	Provision of a GRP control kiosk enclosure to protect pumping station control equipment and associated low level vent.		
Application No:	HGY/2012/2280	Officer:	Subash Jain
Decision:	GTD	Decision Date:	23/01/2013
Location:	19 Stormont Road N6 4NS		
Proposal:	Removal of existing front monopitched extension and erection of new front two storey bay extension with pitched roof		
Application No:	HGY/2012/2333	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	31/01/2013
Location:	32 Hampstead Lane N6 4NT		
Proposal:	Formation of two lightwells to east elevation (householder application)		
Application No:	HGY/2012/2358	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/02/2013
Location:	137 Southwood Lane N6 5TA		
Proposal:	Erection of a single storey rear extension and rear lightwell		
Application No:	HGY/2012/2366	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	01/02/2013
Location:	179 Archway Road N6 5BN		
Proposal:	Change of use of part (rear office) of restaurant into radio controlled minicab office (Sui Generis).		
Application No:	HGY/2012/2374	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	11/03/2013
Location:	57 Cholmeley Crescent N6 5EX		
Proposal:	Erection of rear ground floor extension including alteration to the garden		
Application No:	HGY/2012/2408	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	07/02/2013
Location:	22 Sheldon Avenue N6 4JT		
Proposal:	Amendments to approved scheme HGY/2012/0884 to include alterations to basement footprint, relocation of pool plant room to basement, alterations to dimensions of rear and side extensions and addition of new ground floor side windows.		
Application No:	HGY/2012/2413	Officer:	David Alabi
Decision:	REF	Decision Date:	31/01/2013
Location:	34 Sheldon Avenue N6 4JR		
Proposal:	Erection of front gates to driveway, railings, brick piers and dwarf walls (householder application)		

Application No:	HGY/2012/2414	Officer:	David Alabi	
Decision:	REF	Decision Date:	31/01/2013	
Location:	34 Sheldon Avenue N6 4JR			
Proposal:	Erection of single storey side extension (householder application) (Amended description)			
Application No:	HGY/2012/2418	Officer:	Jeffrey Holt	
Decision:	REF	Decision Date:	19/03/2013	
Location:	Flat B 32 Highgate High Street N6 5JG			
Proposal:	Retrospective planning application for retention of existing flat roof areas to roof terraces.			
Application No:	HGY/2012/2419	Officer:	Michelle Bradshaw	
Decision:	REF	Decision Date:	08/02/2013	
Location:	40 Sheldon Avenue N6 4JR			
Proposal:	Installation of new entrance gates, brick piers and low level wall to front boundary (householder application)			
Application No:	HGY/2012/2423	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	14/03/2013	
Location:	4-8 Highgate High Street N6 5JL			
Proposal:	Change of use of first, second and third floors from office space to 1 x two bed and 2 x three bed flats			
Application No:	HGY/2012/2429	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	12/02/2013	
Location:	36 Orchard Road N6 5TR			
Proposal:	Formation of rear dormer and insertion of 1 rooflight to rear roofslope and 2 rooflights to front roofslope			
Application No:	HGY/2012/2447	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	14/02/2013	
Location:	62 Jacksons Lane N6 5SX			
Proposal:	Alteration of side basement window to door, new glazed extension to side of house and alteration to internal basement layout (householder application)			
Application No:	HGY/2012/2460	Officer:	Valerie Okeiyi	
Decision:	REF	Decision Date:	06/03/2013	
Location:	4 View Road N6 4DA			
Proposal:	Erection of single storey rear side extension (householder application)			
Application No:	HGY/2013/0007	Officer:	David Alabi	
Decision:	GTD	Decision Date:	28/02/2013	
Location:	76 Highgate High Street N6 5HX			
Proposal:	Replacement of existing painted timber sash windows with painted sash windows.			
Application No:	HGY/2013/0011	Officer:	Subash Jain	
Decision:	REF	Decision Date:	27/02/2013	
Location:	8 Orchard Road N6 5TR			
Proposal:	Erection of mansard roof extension including extension of existing back addition and removal of bay to square off back addition			

Application No:	HGY/2013/0032	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	28/02/2013
Location:	Flat 3, 223 Archway Road N6 5BN		
Proposal:	Demolition of existing garage and erection of new garage, alterations to existing space between garage door and pavement, insertion of two skylights to roof, two windows on the side and one door to access the garage.		
Application No:	HGY/2013/0046	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/03/2013
Location:	419B Archway Road N6 4HT		
Proposal:	Erection of rear single storey extension at ground floor level		
Application No:	HGY/2013/0080	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	08/03/2013
Location:	8 Highgate Close N6 4SD		
Proposal:	Erection of first floor flat extension		
Application No:	HGY/2013/0090	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	08/03/2013
Location:	Flat 1 40 Langdon Park Road N6 5QG		
Proposal:	Replacement of existing rear ground floor window and door with new white painted timber casement window and door		
Application No:	HGY/2013/0131	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	02/05/2013
Location:	Ridgefield Courtenay Avenue N6 4LP		
Proposal:	Demolition of existing dwelling and erection of replacement dwelling house		
Application No:	HGY/2013/0134	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	18/03/2013
Location:	43 Cholmeley Crescent N6 5EX		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2013/0145	Officer:	Amanda Wilson
Decision:	REF	Decision Date:	21/03/2013
Location:	10 Bishops Road N6 4HP		
Proposal:	Installation of external twin wall flue on the south elevation of the property (as amended)		
Application No:	HGY/2013/0188	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	25/03/2013
Location:	5 View Road N6 4DJ		
Proposal:	Demolition of existing house and erection of replacement two-storey dwelling with rooms at basement level		
Application No:	HGY/2013/0216	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	02/04/2013
Location:	15 Bishopswood Road N6 4NY		

Proposal: Erection of side extension and erection of 2 x three storey side extensions, reinstatement of 2 chimney stacks, addition of rooflights to front, rear and side and new windows to front elevation at lower ground floor level

Application No: **HGY/2013/0217** Officer: Gareth Prosser

Decision: REF Decision Date: 02/04/2013

Location: 11 Bishopswood Road N6 4PB

Proposal: Erection of 2 x three storey side extensions, reinstatement of 2 chimney stacks, addition of rooflights to front, rear and side roofslopes and new windows to front elevation at lower ground floor level

Application No: **HGY/2013/0245** Officer: Subash Jain

Decision: GTD Decision Date: 28/03/2013

Location: 1 Jacksons Lane N6 5SR

Proposal: Replacement of existing windows with white timber double glazed windows

Application No: **HGY/2013/0301** Officer: Subash Jain

Decision: GTD Decision Date: 16/04/2013

Location: 46 Cromwell Avenue N6 5HL

Proposal: Re-modelling of front wall and steps up to house

Application No: **HGY/2013/0309** Officer: Michelle Bradshaw

Decision: GTD Decision Date: 17/04/2013

Location: 4 Sheldon Avenue N6 4JT

Proposal: Erection of side extension at ground and first floor level, extension of existing loft space, formation of rear dormer, and creation of portico above existing front door

Application No: **HGY/2013/0404** Officer: Amanda Wilson

Decision: GTD Decision Date: 24/04/2013

Location: 102 Milton Park N6 5PZ

Proposal: Excavation and enlargement of existing front basement area to form lightwell, with new basement sash window, front and side retaining walls and railings. (householder application)

Application No: **HGY/2013/0410** Officer: Amanda Wilson

Decision: GTD Decision Date: 30/04/2013

Location: 30 Talbot Road N6 4QP

Proposal: Erection of single storey rear / side extension, reduction in length of existing garage, replacement of all existing aluminium frame windows with timber sliding sash / casement windows and addition of rooflight to rear roofslope. Extension of front boundary wall to accommodate new proposed folding timber gates to road frontage (householder application)

Application No: **HGY/2013/0417** Officer: David Alabi

Decision: GTD Decision Date: 02/05/2013

Location: 87A Southwood Lane N6 5TB

Proposal: Installation of new gate

Application No: **HGY/2013/0447** Officer: Subash Jain

Decision: GTD Decision Date: 01/05/2013

Location: 75 Southwood Park Southwood Lawn Road N6 5SQ

Proposal: Erection of single storey conservatory to terraced roof area

Application No:	HGY/2013/0459	Officer:	David Alabi	Decision Date:	03/05/2013
Decision:	GTD				
Location:	34 Sheldon Avenue N6 4JR				
Proposal:	Erection of single storey side extension (householder application)				
Application No:	HGY/2013/0473	Officer:	Amanda Wilson	Decision Date:	24/04/2013
Decision:	GTD				
Location:	40A Highgate High Street N6 5JG				
Proposal:	Demolition of existing single storey extension, garden store and erection of new single storey extension including a roof terrace with stepped garden access				
Application No:	HGY/2013/0479	Officer:	David Alabi	Decision Date:	02/05/2013
Decision:	GTD				
Location:	46 Wood Lane N6 5UB				
Proposal:	Erection of single storey structure in rear garden (householder application)				

LBC Applications Received: 10

Application No:	HGY/2012/1758	Officer:	Tara Jane Fisher	Decision Date:	12/03/2013
Decision:	GTD				
Location:	46 Highgate High Street N6 5JB				
Proposal:	Listed Building Consent for use of part of ground floor as veterinary surgery. Alterations to residential parts including erection of rear mezzanine extension and alterations to rear elevations				
Application No:	HGY/2012/1951	Officer:	Valerie Okeiyi	Decision Date:	20/03/2013
Decision:	REF				
Location:	137 North Hill N6 4DP				
Proposal:	Listed Building Consent for reduction of floor level of garage and changing of rear to playroom (Additional Information & drawings).				
Application No:	HGY/2012/2274	Officer:	Subash Jain	Decision Date:	22/01/2013
Decision:	GTD				
Location:	High Point 2 North Hill N6 4BA				
Proposal:	Replacement of existing roof covering on the entrance canopy.				
Application No:	HGY/2012/2424	Officer:	Jeffrey Holt	Decision Date:	19/03/2013
Decision:	REF				
Location:	Flat B 32 Highgate High Street N6 5JG				
Proposal:	Listed Building Consent for retrospective planning application for retention of existing flat roof areas to roof terraces.				
Application No:	HGY/2012/2448	Officer:	Gareth Prosser	Decision Date:	02/04/2013
Decision:	REF				
Location:	62 Jacksons Lane N6 5SX				
Proposal:	Listed building consent for alterations of side basement windows to door, new glazed extension to side and alteration to internal basement layout				

Application No: **HGY/2012/2449** Officer: Subash Jain
 Decision: GTD Decision Date: 12/02/2013
 Location: High Point 2 North Hill N6 4AZ
 Proposal: Listed building consent for removal of existing sign on entrance canopy and replacement with new sign based on original design and positioned in the same location

Application No: **HGY/2013/0024** Officer: David Alabi
 Decision: GTD Decision Date: 28/02/2013
 Location: 76 Highgate High Street N6 5HX
 Proposal: Listed Building consent for replacement of existing painted timber windows with painted sash timber sash windows.

Application No: **HGY/2013/0151** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/03/2013
 Location: Flat 4, High Point 1 North Hill N6 4PU
 Proposal: Listed Building Consent for internal works to include the alteration of partitions and doorways, formation of new kitchen doorway and removal of existing built-in furniture.

Application No: **HGY/2013/0327** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 17/04/2013
 Location: Flat C High Point 1 North Hill N6 4BA
 Proposal: Listed Building Consent for internal repairs, refurbishment and alterations to existing apartment, including new timber stud walls, installation of secondary glazing and removal / relocation of surface pipework

Application No: **HGY/2013/0474** Officer: Amanda Wilson
 Decision: GTD Decision Date: 24/04/2013
 Location: 40A Highgate High Street N6 5JG
 Proposal: Listed Building Consent for demolition of existing single storey extension/garden store and erection of new single storey extension including a roof terrace with stepped garden access.

NON Applications Received: 3

Application No: **HGY/2012/0674** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/01/2013
 Location: 75 Southwood Park Southwood Lawn Road N6 5SQ
 Proposal: Application for non-material amendments following a grant of planning permission HGY/2009/1099 for erection of single storey conservatory to terraced roof area, to change roof shape from mono pitch to hipped, add timber louvres to roof and raise existing parapet wall

Application No: **HGY/2013/0236** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 14/03/2013
 Location: 10 View Road N6 4DB
 Proposal: Non-material amendment following a grant of planning permission HGY/2012/1365 for the insertion of additional roof light windows into the roof of House 1 at 10 View Road

Application No: **HGY/2013/0341** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 21/03/2013
 Location: 19 Cholmeley Crescent N6 5EZ
 Proposal: Non-material amendment following a grant of planning permission HGY/2011/2139 to change the side window from standard casement to fixed (non-open able) window with opaque (sand blasted) glazing

RES Applications Received: 7

Application No:	HGY/2011/0587	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/01/2013
Location:	Land to the rear of 17 Langdon Park Road N6 5PT		
Proposal:	Approval of details pursuant to conditions 4 (site levels), 7 (obscure glazing) and 11 (refuse storage) attached to planning reference HGY/2008/0859		
Application No:	HGY/2011/0729	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	26/02/2013
Location:	10 View Road N6 4DB		
Proposal:	Approval of details pursuant to condition 4 (Landscaping), condition 6 (Precommencement site meeting), condition 8 (construction management plan) and 9 (Hydrological and hydro-geological impact) attached to planning permission HGY/2010/0884 (as amended)		
Application No:	HGY/2012/0565	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/01/2013
Location:	Land To The Rear of 17 Langdon Park Road N6 5PT		
Proposal:	Approval of Details pursuant to Condition 3 (materials) attached to HGY/2008/0859		
Application No:	HGY/2013/0036	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	01/03/2013
Location:	3 Grange Road N6 4AR		
Proposal:	Approval of details pursuant to condition 4 (Landscaping) and condition 8 (Boundary Treatments) attached to planning permission HGY/2011/0935		
Application No:	HGY/2013/0207	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/03/2013
Location:	260-268 Archway Road N6 5AX		
Proposal:	Approval of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2012/1475.		
Application No:	HGY/2013/0229	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/04/2013
Location:	260-268 Archway Road N6 5AX		
Proposal:	Approval of Details pursuant to Condition 5 (Construction Management Plan including Construction Logistics Plan) attached to planning permission HGY/2012/1475		
Application No:	HGY/2013/0310	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	08/03/2013
Location:	22 Sheldon Avenue N6 4JT		
Proposal:	Approval of details pursuant to conditions 8 (boundary treatment) and 16 (Considerate Constructors Scheme) attached to planning permission HGY/2012/0884		

TEL Applications Received: 2

Application No:	HGY/2012/2067	Officer:	David Alabi
Decision:	GTD	Decision Date:	30/01/2013
Location:	Southwood Park Southwood Lawn Road N6 5SG		
Proposal:	Upgrade to existing installation of 300 T-UK Disn D2 to facilitate an improved coverage.		

Application No: **HGY/2013/0389** Officer: Amanda Wilson

Decision: GTD Decision Date: 18/04/2013

Location: Pavement outside 154 Archway Road N6 5BB

Proposal: Removal of existing 12.5m high street furniture telecommunications tower (Girth: 324mm; Shroud girth: 480mm; Shroud length: 2.5m; Colour: White) and installation of replacement 12.5m high street furniture telecommunications tower (Girth: 324mm; Shroud girth: 540mm; Shroud length: 2.5m; Colour: White) and 1No. equipment cabinet (1896x798x1645mm; Colour: Green - RAL 6009) with ancillary development

TPO Applications Received: 9

Application No: **HGY/2012/0774** Officer: John Ogenga P'Lakop

Decision: NOT DET Decision Date: 28/01/2013

Location: Greenbanks Courtenay Avenue N6 4LR

Proposal: Tree works to include various works to various trees

Application No: **HGY/2012/1930** Officer: Ruma Nowaz

Decision: GTD Decision Date: 26/02/2013

Location: 71 Southwood Park Southwood Lawn Road N6 5SQ

Proposal: Tree works to various trees

Application No: **HGY/2012/1940** Officer: Ruma Nowaz

Decision: GTD Decision Date: 24/01/2013

Location: Ridgfield Courtenay Avenue N6 4LP

Proposal: Tree works to include felling of 1 x Oak tree

Application No: **HGY/2012/2027** Officer: Ruma Nowaz

Decision: REF Decision Date: 24/01/2013

Location: Oak Tree Cottage Hampstead Lane N6 4LA

Proposal: Tree works to include prune and reduce crown height of 1x oak tree

Application No: **HGY/2012/2170** Officer: Ruma Nowaz

Decision: GTD Decision Date: 13/02/2013

Location: 12 View Road N6 4DB

Proposal: Tree works to include Removal of the dead tree trunk in front garden. Careful pruning of the surface roots and the installation a root barrier prior to repair of the damage of T1 (Austrian pine).

Application No: **HGY/2012/2242** Officer: Amanda Wilson

Decision: GTD Decision Date: 29/01/2013

Location: 8 Somerset Gardens N6 5EQ

Proposal: Tree works to include 1 x Mature Poplar tree and trimming of hedge

Application No: **HGY/2012/2271** Officer: Ruma Nowaz

Decision: GTD Decision Date: 30/01/2013

Location: 18A Broadlands Road N6 4AW

Proposal: Tree works to include felling of 1x Holly Tree and felling of 1x Sycamore tree

Application No: **HGY/2012/2372** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 06/02/2013
 Location: 48 Sheldon Avenue N6 4JR
 Proposal: Tree works to include felling of 1 x Cherry Plum Tree and felling of 1x Lombardy Popular Tree

Application No: **HGY/2013/0137** Officer: Amanda Wilson
 Decision: REF Decision Date: 25/03/2013
 Location: Flat 1, 3 Jacksons Lane N6 5SR
 Proposal: Tree works to include felling of 1 x mature Oak tree

Total Applications Received for Ward: 87

WARD: **Hornsey**

CLUP Applications Received: 2

Application No: **HGY/2011/1167** Officer: Subash Jain
 Decision: PERM REQ Decision Date: 04/03/2013
 Location: 48 Lightfoot Road N8 7JN
 Proposal: Certificate of lawfulness for erection of rear dormer roof extension with insertion of 2 x rooflights and 1 x escape window to front roofslope and installation of solar panels to the rear flat roof.

Application No: **HGY/2013/0378** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 12/04/2013
 Location: 17 Priory Road N8 8LH
 Proposal: Formation of rear dormer and insertion of 3 rooflights to front roofslope

FUL Applications Received: 11

Application No: **HGY/2012/2042** Officer: Subash Jain
 Decision: REF Decision Date: 04/03/2013
 Location: 21 Church Lane N8 7BU
 Proposal: Erection of single storey rear ground floor extension

Application No: **HGY/2012/2229** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 05/02/2013
 Location: Garden Flat 86A Hillfield Avenue N8 7DN
 Proposal: Erection of single storey rear extension and modifications to front external stairs and access by means of new opening and gate in boundary wall

Application No: **HGY/2012/2262** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 22/01/2013
 Location: 47 Church Lane N8 7BT
 Proposal: Erection of rear dormer.

Application No: **HGY/2013/0104** Officer: Subash Jain
 Decision: REF Decision Date: 13/03/2013
 Location: R/O 19 High Street N8 7QB
 Proposal: Change of use of store to 1 x two bed self contained residential dwelling

Application No:	HGY/2013/0200	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	28/03/2013
Location:	42 Elder Avenue N8 8PS		
Proposal:	Change of use from office to residential (C3) and formation of mansard roof addition with front dormer and front and rear rooflights to create 1 x four bed dwelling.		
Application No:	HGY/2013/0240	Officer:	Subash Jain
Decision:	GTD	Decision Date:	03/04/2013
Location:	Hornsey School for Girls Inderwick Road N8 9JF		
Proposal:	Renewal of time limited permission HGY/2009/1813 for two demountable units comprising four classrooms and two offices		
Application No:	HGY/2013/0252	Officer:	Subash Jain
Decision:	GTD	Decision Date:	04/04/2013
Location:	First Floor Flat 7 Nightingale Lane N8 7RA		
Proposal:	Formation of rear dormer and insertion of 3 rooflights to front roofslope.		
Application No:	HGY/2013/0266	Officer:	Subash Jain
Decision:	GTD	Decision Date:	09/04/2013
Location:	90 Tottenham Lane N8 7EE		
Proposal:	Change of use from office (B1) to hair and beauty salon (A1)		
Application No:	HGY/2013/0295	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	12/04/2013
Location:	43 Nightingale Lane N8 7RA		
Proposal:	Formation of lightwell to front garden and new windows to serve existing basement room		
Application No:	HGY/2013/0449	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	01/05/2013
Location:	32A Priory Road N8 7EX		
Proposal:	Erection of rear ground floor infill extension		
Application No:	HGY/2013/0475	Officer:	David Alabi
Decision:	GTD	Decision Date:	01/05/2013
Location:	47 Church Lane N8 7BT		
Proposal:	Formation of rear dormer and insertion of 2 front rooflights (householder application)		

LCD Applications Received: 1

Application No:	HGY/2013/0060	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	01/05/2013
Location:	Former Car Park Newland Road N8 7AJ		
Proposal:	Change of use from existing car park comprising of 19 general / 1 disabled parking spaces to a community allotment		

RES Applications Received: 1

Application No: **HGY/2012/1777** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 25/02/2013
 Location: 53 Tottenham Lane N8 9BD
 Proposal: Approval of details pursuant to Condition 3 (refuse, waste storage and cycling) attached to planning permission (HGY/2011/0662)

TPO Applications Received: 2

Application No: **HGY/2012/2312** Officer: Gareth Prosser
 Decision: GTD Decision Date: 22/02/2013
 Location: 140 Nelson Road N8 9RN
 Proposal: Tree works to include 20% crown reduction to 1 x Sycamore tree

Application No: **HGY/2013/0371** Officer: Subash Jain
 Decision: GTD Decision Date: 22/04/2013
 Location: 16 Rokesly Avenue N8 8NR
 Proposal: Various works to various trees

Total Applications Received for Ward: 17WARD: **Muswell Hill****ADV Applications Received: 4**

Application No: **HGY/2011/1628** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 06/03/2013
 Location: 84 Park Road N8 8JQ
 Proposal: Display of 1 x externally illuminated fascia sign and 1 x externally illuminated projecting sign

Application No: **HGY/2012/2383** Officer: David Alabi
 Decision: GTD Decision Date: 07/02/2013
 Location: 68 Park Road N8 8SX
 Proposal: Display of 1 x non-illuminated fascia sign and 1 x non-illuminated hanging sign

Application No: **HGY/2013/0357** Officer: David Alabi
 Decision: REF Decision Date: 22/04/2013
 Location: 22-28 Fortis Green Road N10 3HN
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated aluminium trays

Application No: **HGY/2013/0453** Officer: Subash Jain
 Decision: GTD Decision Date: 01/05/2013
 Location: 240-242 Muswell Hill Broadway N10 3SJ
 Proposal: Display of 1 x externally illuminated fascia sign (extension of time limited permission HGY/2008/0340)

CAC Applications Received: 1

Application No: **HGY/2011/1398** Officer: John Ogenga P'Lakop

Decision: NOT DET Decision Date: 15/03/2013

Location: 262 Muswell Hill Broadway N10 3SH

Proposal: Conservation area consent for Demolition and reinstatement of remainder not applied for previously under planning reference HGY/2011/1010 (retrospective application).

CLDE Applications Received: 1

Application No: **HGY/2012/1790** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 22/01/2013

Location: British Legion Muswell Hill Road N10 3NG

Proposal: Certificate of Lawfulness for retention of three containers

CLUP Applications Received: 3

Application No: **HGY/2012/2278** Officer: Gareth Prosser

Decision: GTD Decision Date: 23/01/2013

Location: 11 Warner Road N8 7HB

Proposal: Certificate of Lawfulness for alteration of roof from hip to gable, formation of rear dormer and insertion of three rooflights to front roofslope

Application No: **HGY/2012/2326** Officer: Valerie Okeiyi

Decision: PERM DEV Decision Date: 29/01/2013

Location: 113 Cranley Gardens N10 3AE

Proposal: Certificate of Lawfulness for roof extension and alteration to include formation of three dormers and raising of existing chimney

Application No: **HGY/2012/2361** Officer: Subash Jain

Decision: GTD Decision Date: 31/01/2013

Location: 69 St James's Lane N10 3QY

Proposal: Certificate of lawfulness for alteration of roof from hip to gable, formation of rear dormer and insertion of 2 rooflights to front roofslope

COND Applications Received: 1

Application No: **HGY/2013/0253** Officer: Ruma Nowaz

Decision: GTD Decision Date: 05/04/2013

Location: 5 Grand Avenue N10 3AY

Proposal: Removal of condition 3 (materials for sliding sash doors) attached to planning permission HGY/2012/2045

FUL Applications Received: 36

Application No: **HGY/2012/1750** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 20/02/2013

Location: 145 - 147 Avenue Mews N10 3NN

Proposal: Conversion of the upper levels to 3 self contained flats incorporating a first floor rear extension, replacement of the front facade existing single glazed timber sash windows with new double glazed timber sash and replacement of the rear facade single glazed timber sash windows with rear UPVC double glazed windows.

Application No:	HGY/2012/1773	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/02/2013
Location:	30 Church Crescent N10 3NE		
Proposal:	Application for a new planning permission to replace an extant planning permission HGY/2009/1306 for alterations to include enlargement of basement floor flat to create a second bedroom		
Application No:	HGY/2012/1850	Officer:	Subash Jain
Decision:	REF	Decision Date:	24/01/2013
Location:	11 Princes Avenue N10 3LS		
Proposal:	Creation of vehicle crossover.		
Application No:	HGY/2012/2035	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	29/01/2013
Location:	22 Fortis Green Road N10 3HN		
Proposal:	Installation new of new Shopfront		
Application No:	HGY/2012/2045	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	29/01/2013
Location:	5 Grand Avenue N10 3AY		
Proposal:	Erection of single storey rear extension and internal alteration to include construction of basement level to form a new toilet.		
Application No:	HGY/2012/2248	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/01/2013
Location:	103A Muswell Hill Road N10 3HS		
Proposal:	Retrospective application for basement conversion with formation of new window to rear at lower ground level		
Application No:	HGY/2012/2254	Officer:	Abiola Oloyede
Decision:	REF	Decision Date:	28/03/2013
Location:	6 Princes Avenue N10 3LR		
Proposal:	Retrospective planning permission for retention of existing external play equipment consisting of a slide, and timber climbing frame and raised platform. (householder application)		
Application No:	HGY/2012/2260	Officer:	Subash Jain
Decision:	GTD	Decision Date:	22/01/2013
Location:	53 Woodland Gardens N10 3UE		
Proposal:	Formation of rear dormer, insertion of 3 rooflights to front roofslope and insertion of 1 rooflight to rear roofslope.		
Application No:	HGY/2012/2275	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/03/2013
Location:	34A Park Avenue South N8 8LT		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2012/2276	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/01/2013
Location:	90 Hillfield Park Mews N10 3QR		
Proposal:	Improvement to the existing vehicle crossover		

Application No:	HGY/2012/2307	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	28/01/2013	
Location:	16 Linden Road N10 3DH			
Proposal:	Erection of single storey rear extension including conservatory (householder application)			
Application No:	HGY/2012/2310	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	29/01/2013	
Location:	69 Hillfield Park N10 3QU			
Proposal:	Erection of rear conservatory extension			
Application No:	HGY/2012/2318	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	30/01/2013	
Location:	8 Lynton Road N8 8SL			
Proposal:	Formation of rear dormer and insertion of three rooflights to front roofslope (householder application)			
Application No:	HGY/2012/2327	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	30/01/2013	
Location:	113 Cranley Gardens N10 3AE			
Proposal:	Erection of singlestorey rear and side extension (householder application)			
Application No:	HGY/2012/2334	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	15/02/2013	
Location:	Flat 3 22 Linden Road N10 3DH			
Proposal:	Replacement of side and rear second floor windows with new white painted timber windows			
Application No:	HGY/2012/2338	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	30/01/2013	
Location:	40 Cascade Avenue N10 3PU			
Proposal:	Replacement of existing original roof tiles with new roof tiles (householder application)			
Application No:	HGY/2012/2341	Officer:	Valerie Okeiyi	
Decision:	REF	Decision Date:	24/01/2013	
Location:	1 Park Avenue North N8 7RU			
Proposal:	Formation of lightwell to front of property and alterations to front elevation			
Application No:	HGY/2012/2388	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	06/02/2013	
Location:	175 Cranley Gardens N10 3AG			
Proposal:	Formation of vehicle crossover			
Application No:	HGY/2012/2389	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	07/03/2013	
Location:	12 Hillfield Park N10 3QS			
Proposal:	Erection of rear white hardwood conservatory extension (amended plans)			

Application No:	HGY/2012/2393	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	07/02/2013	
Location:	15 Woodland Gardens N10 3UE			
Proposal:	Alteration of window to access door and erection of railings to existing second floor flat roof to rear			
Application No:	HGY/2012/2396	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	20/02/2013	
Location:	1 Danvers Road N8 7HH			
Proposal:	Erection of single storey rear extension and part two storey rear extension			
Application No:	HGY/2012/2431	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	26/02/2013	
Location:	24 Farrer Road N8 8LB			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2012/2457	Officer:	Subash Jain	
Decision:	REF	Decision Date:	14/03/2013	
Location:	14A Cranley Gardens N10 3AP			
Proposal:	Erection of part single / part two storey side extension to create granny annexe			
Application No:	HGY/2013/0043	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	04/03/2013	
Location:	29 Springfield Avenue N10 3SU			
Proposal:	Erection of rear dormer with insertion of four rooflights to facilitate loft conversion including installation of external staircase. (householder application)			
Application No:	HGY/2013/0088	Officer:	Michelle Bradshaw	
Decision:	GTD	Decision Date:	11/03/2013	
Location:	92 Muswell Hill Road N10 3JR			
Proposal:	Erection of single storey rear extension, demolition of existing first floor conservatory and erection of replacement first floor extension and conversion of property from 2 flats to single dwelling house and internal alterations including lowering of floor at basement level.			
Application No:	HGY/2013/0092	Officer:	Jeffrey Holt	
Decision:	REF	Decision Date:	08/04/2013	
Location:	92 Muswell Hill Road N10 3JR			
Proposal:	Creation of new off-street parking area and bin store to front of property			
Application No:	HGY/2013/0164	Officer:	Abiola Oloyede	
Decision:	GTD	Decision Date:	12/04/2013	
Location:	108A Cranley Gardens N10 3AH			
Proposal:	Retrospective planning for retention of raised insulated sub-base to water proof covering over pre-existing single storey flat roof to rear extension			
Application No:	HGY/2013/0243	Officer:	Abiola Oloyede	
Decision:	GTD	Decision Date:	02/04/2013	
Location:	Studio R/O 72 Woodland Gardens N10 3UA			
Proposal:	Retention of glazed roof to covered walkway and store			

Application No:	HGY/2013/0244	Officer:	David Alabi	
Decision:	REF		Decision Date:	04/04/2013
Location:	68 Park Road N8 8SX			
Proposal:	Erection of single storey side/ rear extension			
Application No:	HGY/2013/0247	Officer:	David Alabi	
Decision:	GTD		Decision Date:	04/04/2013
Location:	15 Grand Avenue N10 3AY			
Proposal:	Formation of rear dormer			
Application No:	HGY/2013/0256	Officer:	Subash Jain	
Decision:	GTD		Decision Date:	03/04/2013
Location:	First Floor Flat 57 Muswell Hill N10 3PN			
Proposal:	Replacement of existing windows with new white uPVC windows			
Application No:	HGY/2013/0293	Officer:	Tara Jane Fisher	
Decision:	REF		Decision Date:	11/04/2013
Location:	82 Muswell Hill Place N10 3RR			
Proposal:	Formation of rear dormer and insertion of 2 rooflights to front roofslope			
Application No:	HGY/2013/0334	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	17/04/2013
Location:	1 Park Avenue North N8 7RU			
Proposal:	Formation of front lightwell and alterations to front elevation.			
Application No:	HGY/2013/0387	Officer:	David Alabi	
Decision:	GTD		Decision Date:	25/04/2013
Location:	25 Springfield Avenue N10 3SU			
Proposal:	Formation of side and rear dormers and erection of rear external staircase from first floor level to rear garden (householder application)			
Application No:	HGY/2013/0409	Officer:	Gareth Prosser	
Decision:	REF		Decision Date:	01/05/2013
Location:	74 Park Avenue South N8 8LS			
Proposal:	Erection of rear single storey extension (householder application)			
Application No:	HGY/2013/0458	Officer:	Valerie Okeiyi	
Decision:	GTD		Decision Date:	03/05/2013
Location:	151 Cranley Gardens N10 3AG			
Proposal:	Erection of single storey rear ground floor extension (householder application)			

RES Applications Received: 1

Application No: **HGY/2013/0218** Officer: Gareth Prosser

Decision: GTD Decision Date: 04/04/2013

Location: 102 Muswell Hill Road N10 3JR

Proposal: Approval of details pursuant to condition 3 (materials) attached to Appeal reference APP/Y5420/B/12/2183860 (original planning reference HGY/2012/0659)

TEL Applications Received: 1

Application No: **HGY/2012/1787** Officer: Michelle Bradshaw

Decision: GTD Decision Date: 04/03/2013

Location: 14-20a Fortis Green Road N10 3HN

Proposal: Replacement of 6 x antennas with 6 x new antennas, the addition of 1 x 0.6m microwave dish, replacement of 2 x cabinets with 2 x new cabits and the addition of 2 x cabinets on the exsting support grillage on the roof of property.

TPO Applications Received: 1

Application No: **HGY/2012/2181** Officer: Ruma Nowaz

Decision: GTD Decision Date: 26/02/2013

Location: 15 Rookfield Close N10 3TR

Proposal: Tree works to include Tree works to include selective crown reduction up to 40% of 3x Oak Trees and felling of 1x Wild Plum tree (Amended discription)

Total Applications Received for Ward: 49WARD: **Noel Park****ADV Applications Received: 2**

Application No: **HGY/2012/0197** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 04/03/2013

Location: 108 High Road N22 6HE

Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.

Application No: **HGY/2013/0373** Officer: Amanda Wilson

Decision: GTD Decision Date: 23/04/2013

Location: Unit 2, 88-96 High Road N22 6HE

Proposal: Display of 3 internal illuminated fascia sign and 1 x internally illuminated hanging sign.

CLUP Applications Received: 3

Application No: **HGY/2012/2261** Officer: John Ogenga P'Lakop

Decision: PERM DEV Decision Date: 22/01/2013

Location: 26 Coleraine Road N8 0QL

Proposal: Erection of rear extension and formation of rear dormer with insertion of 2 rooflights to front roofslope.

Application No: **HGY/2013/0176** Officer: Tara Jane Fisher

Decision: PERM DEV Decision Date: 07/03/2013

Location: 4-6 High Road N22 6BX

Proposal: Formation of temporary vehicle crossover to enable access to building works on site for duration of construction works (Application for Certificate of Lawfulness)

Application No: **HGY/2013/0337** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 18/04/2013
 Location: 119 Willingdon Road N22 6SE
 Proposal: Certificate of Lawfulness for formation of rear dormer and insertion of 2 rooflights to front roofslope

FUL Applications Received: 26

Application No: **HGY/2012/0042** Officer: Ruma Nowaz
 Decision: REF Decision Date: 30/01/2013
 Location: 77 Alexandra Road N8 0LG
 Proposal: Erection of rear ground floor extension (Householder application)

Application No: **HGY/2012/0172** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 04/02/2013
 Location: 65 Park Ridings N8 0LB
 Proposal: Change of use of property from dwelling house (C3) to HMO (C4) comprising eight units of accommodation, with alterations to side fenestration

Application No: **HGY/2012/0444** Officer: Subash Jain
 Decision: REF Decision Date: 04/03/2013
 Location: 19 Caxton Road N22 6TB
 Proposal: Amendments to approved application reference HGY/2011/1968 to introduce rear ground floor extension to Flat B and repositioning of second floor bathroom and reduction in size of rear dormer to Flat C

Application No: **HGY/2012/0868** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 06/03/2013
 Location: 6 Vernon Road N8 0QD
 Proposal: Erection of single storey rear extension and erection of roof extensions (householder application)

Application No: **HGY/2012/1070** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 04/03/2013
 Location: 653 Lordship Lane N22 5LA
 Proposal: Change of use from (C3) to C2 (Residential Carehome)

Application No: **HGY/2012/1967** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 08/02/2013
 Location: 32 Alexandra Road N8 0PP
 Proposal: Conversion of existing property into seven self contained flats incorporating single storey rear extension and first floor rear extension

Application No: **HGY/2012/2183** Officer: Amanda Wilson
 Decision: REF Decision Date: 21/03/2013
 Location: 10 Brampton Park Road N22 6BG
 Proposal: Erection of 1 x two storey plus loft space, three bedroom dwelling adjoining existing property (as amended)

Application No:	HGY/2012/2196	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	24/01/2013	
Location:	Felicity Court 205- 207 High Road N22 6DR			
Proposal:	Change of use of part Unit B ground floor from office (A2) to restaurant (A3) and change of use of basement of unit B from restaurant storage (A3) to (A2)			
Application No:	HGY/2012/2392	Officer:	David Alabi	
Decision:	REF	Decision Date:	07/02/2013	
Location:	72/72A Turnpike Lane N8 0PR			
Proposal:	Conversion of existing buildings into retail units to ground floor (A2/A3) uses and self contained dwelling units to upper floors. Including erection of infill extension and additional floor to 72/72a Turnpike Lane.			
Application No:	HGY/2012/2439	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	12/02/2013	
Location:	521 Lordship Lane N22 5DL			
Proposal:	Replacement of existing windows and doors with new double-glazes UPVC windows and timber doors.			
Application No:	HGY/2012/2441	Officer:	Gareth Prosser	
Decision:	REF	Decision Date:	20/02/2013	
Location:	162 High Road N22 6EB			
Proposal:	Replacement of 3no. windows to High Road elevation with new white timber windows, and reduction of cill level by approx 500mm			
Application No:	HGY/2012/2455	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	20/03/2013	
Location:	74 Turnpike Lane N8 0PR			
Proposal:	Change of use from A1 (retail) to A3 (restaurant) and installation of flue to rear elevation			
Application No:	HGY/2013/0004	Officer:	Subash Jain	
Decision:	REF	Decision Date:	26/02/2013	
Location:	90 Lymington Avenue N22 6JG			
Proposal:	Retrospective application for replacement of existing white single-glazed windows and doors with white grade A energy efficient UPVC double-glazed windows and doors			
Application No:	HGY/2013/0057	Officer:	David Alabi	
Decision:	REF	Decision Date:	05/03/2013	
Location:	2 Cobham Road N22 6RP			
Proposal:	Erection of single storey rear ground floor extension			
Application No:	HGY/2013/0059	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	19/03/2013	
Location:	659 Lordship Lane N22 5LA			
Proposal:	Provision of new front entrance to new flats			
Application No:	HGY/2013/0066	Officer:	Tara Jane Fisher	
Decision:	REF	Decision Date:	05/03/2013	
Location:	69 High Road N22 6BB			
Proposal:	Conversion of upper floors into 1 x two bed and 2 x one bed self contained apartments including roof extension to facilitate a loft conversion			

Application No:	HGY/2013/0093	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	12/03/2013
Location:	18 The Avenue N8 0JR		
Proposal:	Installation of timber decking to rear with steps to garden level, handrail and toughened glass screen at garden end of decking		
Application No:	HGY/2013/0109	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	08/03/2013
Location:	Ground Floor Flat 18 The Avenue N8 0JR		
Proposal:	Resurfacing an existing tarmac patio area with decking, including resurfacing a path with paving stones and adding a raised brick flower bed.		
Application No:	HGY/2013/0166	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	21/03/2013
Location:	4 Glynne Road N22 6LR		
Proposal:	Change of use of ground floor from residential (C3) to Retail Shop (A1) and erection of rear dormer to facilitate a loft conversion		
Application No:	HGY/2013/0181	Officer:	Subash Jain
Decision:	GTD	Decision Date:	22/03/2013
Location:	37 Darwin Road N22 6NS		
Proposal:	Erection of single storey rear extension and formation of dormer with insertion of 3 rooflights		
Application No:	HGY/2013/0222	Officer:	David Alabi
Decision:	REF	Decision Date:	03/04/2013
Location:	117 Willingdon Road N22 6SE		
Proposal:	Conversion of existing property into 2 x one bed flats		
Application No:	HGY/2013/0237	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	03/04/2013
Location:	98 Turnpike Lane N8 0PH		
Proposal:	Change of use of ground floor surgery (D1) and first floor residential (C3) to single dwelling (C3)		
Application No:	HGY/2013/0305	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/04/2013
Location:	32 Alexandra Road N8 0PP		
Proposal:	Replacement of timber sash/casement windows to front elevation with double-glazed uPVC windows		
Application No:	HGY/2013/0375	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	24/04/2013
Location:	26A Gladstone Avenue N22 6LL		
Proposal:	Replacement of all external windows and doors with painted timber windows to front, white uPVC windows to rear, and white uPVC doors		
Application No:	HGY/2013/0377	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/04/2013
Location:	101-103 Mayes Road N22 6UP		
Proposal:	Construction of additional floor including the erection of rear dormer, 2 side dormers and insertion of 2 x rooflights to the front elevation to provide 2 x 2 bedroom flats.		

Application No: **HGY/2013/0421** Officer: David Alabi
 Decision: GTD Decision Date: 01/05/2013
 Location: 12 Cheapside High Road N22 6BX
 Proposal: Conversion of first floor into 1 x two and 1 x one bed flats

NON Applications Received: 1

Application No: **HGY/2013/0067** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 07/03/2013
 Location: 673 Lordship Lane N22 5LA
 Proposal: Non-material amendments following a grant of planning permission HGY/2011/1597 for revisions to internal layouts to enable better functionality including moving of lift position to central core position and servicing/utility provision

RES Applications Received: 6

Application No: **HGY/2012/1118** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 05/04/2013
 Location: Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8
 Proposal: Approval of details pursuant to condition 39 (Flood Risk Assessment) attached to planning permission HGY/2011/0612

Application No: **HGY/2012/1124** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 05/04/2013
 Location: Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8
 Proposal: Approval of details pursuant to condition 40 (scheme for the provision of surface water drainage) attached to planning permission HGY/2011/0612

Application No: **HGY/2012/1730** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 25/01/2013
 Location: Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8
 Proposal: Approval of Details pursuant to Condition 12 (Boundary Treatment) attached to planning permission HGY/2011/0612 (Partial Discharge)

Application No: **HGY/2012/2050** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 24/01/2013
 Location: Coronation Sidings, North of Turnpike Lane, Hornsey, and Hornsey Depot, South of Turnpike Lane N8
 Proposal: Approval of details pursuant to condition 21 (Waste Management) attached to planning permission HGY/2011/0612

Application No: **HGY/2013/0225** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 06/03/2013
 Location: Coronation Sidings, North of Turnpike Lane, Hornsey, Hornsey Depot, South of Turnpike Lane N8
 Proposal: Approval of details pursuant to condition 33 (BREEAM assessment) attached to planning permission HGY/2011/0612

Application No: **HGY/2013/0311** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 12/04/2013
 Location: 32 Alexandra Road N8 0PP
 Proposal: Approval of Details pursuant to Condition 4 (front boundary treatment including soft and hard landscaping), Condition 5 (waste and recycling storage) and Condition 6 (lifetime homes) attached to planning permission HGY/2012/1967

Total Applications Received for Ward: 38

WARD: Northumberland Park**ADV Applications Received: 2**

Application No: **HGY/2013/0263** Officer: Gareth Prosser
 Decision: GTD Decision Date: 05/04/2013

Location: Outside 806 High Road, S/O Northumberland Park N17 0DH

Proposal: Display of 2 x internally illuminated other sign

Application No: **HGY/2013/0264** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 05/04/2013

Location: Opposite 39-41 Northumberland Park N17 0TB

Proposal: Display of 2 x internally illuminated bus shelter advertising panels.

CLUP Applications Received: 2

Application No: **HGY/2012/2288** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 22/01/2013

Location: 8 Kings Road N17 8NP

Proposal: Certificate of Lawfulness for change of use from C3 to C4 residential (HMO)

Application No: **HGY/2012/2330** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 29/01/2013

Location: 47 Asplins Road N17 0NG

Proposal: Certificate of Lawfulness for formation of rear dormer and insertion of 2 rooflights to front roofslope

COND Applications Received: 1

Application No: **HGY/2012/2362** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 07/03/2013

Location: Former Middlesex University White Hart Lane N17 8HR

Proposal: Variation of condition CH2 attached to planning permission HGY/2005/1439 in order to extend the time limit for implementation for a further two years

FUL Applications Received: 8

Application No: **HGY/2012/2087** Officer: Fortune Gumbo
 Decision: REF Decision Date: 22/01/2013

Location: 70 Willoughby Lane N17 0SP

Proposal: Change of use part of ground floor from offices to Community Centre (D1) use and retention of new existing shopfront.

Application No: **HGY/2012/2269** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 22/01/2013

Location: Lake Business Centre, Unit 23 Tariff Road N17 0YX

Proposal: Erection of first floor extension.

Application No:	HGY/2012/2325	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	29/01/2013
Location:	131 Northumberland Park N17 0TL		
Proposal:	Replacement of existing timber windows with uPvc units, repair and reinstatement of roof coverings		
Application No:	HGY/2012/2387	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	06/02/2013
Location:	1 - 16 Hastings House 3 - 7 Vicarage Road N17 0BQ		
Proposal:	Replacement of existing windows and glazing to communal staircase to front elevation with new uPVC units.		
Application No:	HGY/2013/0072	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	14/03/2013
Location:	19 Vicarage Road N17 0BH		
Proposal:	Erection of rear dormer with insertion of 2 x rooflights to front elevation including internal reconfiguration		
Application No:	HGY/2013/0219	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/03/2013
Location:	Unit 4, West Mews, West Road N17 0QT		
Proposal:	Alterations to front elevation including new cladding		
Application No:	HGY/2013/0424	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	24/04/2013
Location:	14 Headcorn Road N17 8BS		
Proposal:	Replacement of wooden framed single-glazed windows with UPVC double glazed windows.		
Application No:	HGY/2013/0471	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/04/2013
Location:	Robert Burns House and Charles Bradlaugh House Northumberland Park N17 0RB		
Proposal:	Amendment to approved scheme HGY/2012/2192 in order to alter rooflines of pitched roof.		

NON Applications Received: 1

Application No:	HGY/2013/0445	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/04/2013
Location:	700- 702 High Road N17 0AE		
Proposal:	Non-material amendments following a grant of planning permission for the omission of the rear light well at first and second floor levels to the rear of the building B		

RES Applications Received: 12

Application No:	HGY/2011/2310	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	19/02/2013
Location:	Land Rear Of Rydal Lodge Vicarage Road N17 0BJ		
Proposal:	Approval of details to condition 3 (Samples of materials), condition 5 (Energy Efficient Measure), condition 6 (Energy Statement Assessment), and condition 7 (Code Level for Sustainable Homes) attached to planning permission HGY/2009/1523		

Application No:	HGY/2012/1625	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/02/2013
Location:	841- 843 High Road N17 8EY		
Proposal:	Approval of details pursuant to Condition 3 (Sample of Materials), Condition 4 (Refuse/Waste Storage), Condition 5 (Details of levels) , Condition 7 (Fire Safety/Inspecting Officer), Condition 9 (Site Investigation) and Condition 10 (Risk Assessment) attached to planning permission HGY/2012/0029.		
Application No:	HGY/2012/1782	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	05/04/2013
Location:	Tottenham Hotspur Stadium Bill Nicholson Way, 748 High Road N17 0AP		
Proposal:	Approval of Details pursuant to Condition 5 (Implementation of a programme of archaeological work) attached to planning permission HGY/2010/1001		
Application No:	HGY/2012/2216	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/01/2013
Location:	700-702 High Road N17 0AE		
Proposal:	Approval of Details pursuant to Condition 4 (details of proposed front elevation) attached to planning permission HGY/2012/0996		
Application No:	HGY/2012/2217	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/01/2013
Location:	700-702 High Road N17 0AE		
Proposal:	Approval of details pursuant to Condition 5 (hard and soft landscaping) attached to planning permission HGY/2012/0996.		
Application No:	HGY/2012/2218	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/01/2013
Location:	700-702 High Road N17 0AE		
Proposal:	Approval of details pursuant to Condition 6 (boundary treatment) attached to planning permission HGY/2012/0996.		
Application No:	HGY/2012/2219	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/01/2013
Location:	700-702 High Road N17 0AE		
Proposal:	Approval of details pursuant to Condition 17 (use of matching brick on Bromley Road / Argyle Road houses) attached to planning permission HGY/2012/0996.		
Application No:	HGY/2012/2220	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/01/2013
Location:	700-702 High Road N17 0AE		
Proposal:	Approval of Details pursuant to Condition 8 (refuse/recycling provision) attached to planning permission HGY/2012/0996		
Application No:	HGY/2012/2245	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	24/01/2013
Location:	700-702 High Road N17 0AE		
Proposal:	Approval of Details pursuant to Condition 19 (archaeological assessment) attached to planning permission HGY/2012/0996		
Application No:	HGY/2012/2328	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/03/2013
Location:	700-702 High Road N17 0AE		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2012/0996		

Application No: **HGY/2012/2329** Officer: Matthew Gunning
 Decision: GTD Decision Date: 12/03/2013
 Location: 700-702 High Road N17 0AE

Proposal: Approval of details pursuant to condition 18 (removal of existing crossovers and reinstatement of footway) attached to planning permission HGY/2012/0996

Application No: **HGY/2013/0226** Officer: Matthew Gunning
 Decision: GTD Decision Date: 05/04/2013
 Location: 700-702 High Road N17 0AE

Proposal: Approval of details pursuant to condition 16 (central dish / aerial system) attached to planning permission HGY/2012/0996

TEL Applications Received: 1

Application No: **HGY/2013/0283** Officer: Amanda Wilson
 Decision: GTD Decision Date: 18/04/2013
 Location: O/S 781 High Road N17 8AH
 Proposal: Replacement of existing Public Telephone kiosk with kiosk combining Public Telephone service and ATM service (Retrospective)

Total Applications Received for Ward: 27

WARD: **St Anns**

CLDE Applications Received: 3

Application No: **HGY/2012/2283** Officer: Gareth Prosser
 Decision: REF Decision Date: 24/01/2013
 Location: 3 Woodlands Park Road N15 3RU
 Proposal: Use of property as 2 self-contained flats

Application No: **HGY/2013/0184** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 15/03/2013
 Location: 54 Rutland Gardens N4 1JP
 Proposal: Use of property as two self contained flats

Application No: **HGY/2013/0187** Officer: Gareth Prosser
 Decision: GTD Decision Date: 21/03/2013
 Location: 356A, 356B + 358 St Anns Road N15 3ST
 Proposal: Certificate of Lawfulness for use of properties as 3 self-contained units

CLUP Applications Received: 3

Application No: **HGY/2011/1121** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 22/01/2013
 Location: 40 Clarence Road N15 5BB
 Proposal: Erection of rear dormer and insertion of 2 x rooflights to front roofslope.

Application No: **HGY/2012/2411** Officer: Michelle Bradshaw
 Decision: PERM DEV Decision Date: 26/02/2013
 Location: 50 Falmer Road N15 5BA
 Proposal: Certificate of Lawfulness for the formation of rear dormer

Application No: **HGY/2013/0434** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 02/05/2013
 Location: 58 Falmer Road N15 5BA
 Proposal: Certificate of Lawfulness for erection of rear single storey infill extension

FUL Applications Received: 9

Application No: **HGY/2012/1616** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/01/2013
 Location: 109 Avondale Road N15 3SR
 Proposal: Erection of single storey rear extension

Application No: **HGY/2012/1718** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 24/01/2013
 Location: 15 Stanhope Gardens N4 1HY
 Proposal: Erection of single storey rear ground floor extension with side return

Application No: **HGY/2012/2153** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 15/02/2013
 Location: 10 Gourley Street N15 5NG
 Proposal: Demolition of existing building roof and erection of a new second floor and side extension on the first floor extension of the existing building including re-cladding of the existing metal profile facade.

Application No: **HGY/2012/2332** Officer: Awot Tesfai
 Decision: GTD Decision Date: 30/01/2013
 Location: 27 Kimberley Gardens N4 1LB
 Proposal: Erection of single storey rear ground floor extension

Application No: **HGY/2013/0063** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 06/03/2013
 Location: 3A Roseberry Gardens N4 1JQ
 Proposal: Erection of single storey ground floor side/rear extension

Application No: **HGY/2013/0228** Officer: Subash Jain
 Decision: GTD Decision Date: 02/04/2013
 Location: 43 Clinton Road N15 5BH
 Proposal: Erection of rear part single / part two storey extension

Application No: **HGY/2013/0273** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/04/2013
 Location: 16 Stanhope Gardens N4 1HT
 Proposal: Replacement of existing windows, back door and French windows with new uPVC white double-glazed windows and new uPVC white back door and French windows

Application No: **HGY/2013/0323** Officer: Subash Jain
 Decision: REF Decision Date: 16/04/2013
 Location: 23 Terront Road N15 3AA
 Proposal: Erection of ground floor rear extension

Application No: **HGY/2013/0465** Officer: Amanda Wilson
 Decision: GTD Decision Date: 03/05/2013
 Location: 72A Grand Parade N4 1DU
 Proposal: Change of use from Dwelling House (C3) to Office (B1)

RES Applications Received: 1

Application No: **HGY/2012/2316** Officer: Awot Tesfai
 Decision: GTD Decision Date: 30/01/2013
 Location: Firemans Coombes Croft 29A Conway Road N15 3BB
 Proposal: Non-material amendment following grant of planning permission HGY/2012/1753 for formation of internal bin store / waste collection

TPO Applications Received: 1

Application No: **HGY/2012/0030** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 11/02/2013
 Location: St Anns General Hospital St Anns Road N15 3TH
 Proposal: Tree works to include various works to various trees

Total Applications Received for Ward: 17**WARD: Seven Sisters****CLDE Applications Received: 4**

Application No: **HGY/2013/0054** Officer: Lorcan Lynch
 Decision: GTD Decision Date: 11/02/2013
 Location: 17 Overbury Road N15 6RH
 Proposal: Certificate of Lawfulness for use of property as self contained residential unit

Application No: **HGY/2013/0055** Officer: Lorcan Lynch
 Decision: GTD Decision Date: 11/02/2013
 Location: 341a Seven Sisters Road N15 6RD
 Proposal: Certificate of Lawfulness for use of property as five self contained residential dwelling units

Application No: **HGY/2013/0329** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/04/2013
 Location: 35 Rostrevor Avenue N15 6LA
 Proposal: Certificate of lawfulness for use of property as 2 self-contained residential units

Application No: **HGY/2013/0416** Officer: Lionel Harper
 Decision: GTD Decision Date: 18/04/2013
 Location: Unit I Arena Business Centre 71 Ashfield Road N4 1NY
 Proposal: Certificate of Lawfulness for use of property as single self contained residential unit

CLUP Applications Received: 3

Application No: **HGY/2012/1812** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 14/03/2013
 Location: 11 Lealand Road N15 6JS
 Proposal: Certificate of lawfulness for replacement of existing windows and door to property

Application No: **HGY/2013/0117** Officer: Amanda Wilson
 Decision: GTD Decision Date: 04/03/2013
 Location: 82 Craven Park Road N15 6AB
 Proposal: Certificate of Lawfulness for erection of rear loft addition

Application No: **HGY/2013/0298** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 16/04/2013
 Location: 74 Craven Park Road N15 6AB
 Proposal: Formation of rear dormers and insertion of front rooflights, and erection of a single storey rear extension.

FUL Applications Received: 28

Application No: **HGY/2011/2088** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/03/2013
 Location: 136 Fairview Road N15 6TR
 Proposal: Erection of roof extension to facilitate a loft conversion (Householder Application) (revised plans)

Application No: **HGY/2011/2138** Officer: John Ogenga P'Lakop
 Decision: NOT DET Decision Date: 05/03/2013
 Location: 283 Hermitage Road N4 1NP
 Proposal: Erection of a three storey building comprising 4 x 1 bed, 3 x 2 bed, 2 x 3 bed self contained flats and omission of approved basement.

Application No: **HGY/2012/1293** Officer: Amanda Wilson
 Decision: GTD Decision Date: 04/03/2013
 Location: 28 Craven Park Road N15 6AB
 Proposal: Erection of front and rear dormers (householder application)

Application No:	HGY/2012/2120	Officer:	Ruma Nowaz	
Decision:	GTD		Decision Date:	06/03/2013
Location:	1 Clifton Gardens N15 6AP			
Proposal:	Construction of additional floor with insertion of 2 x rooflight to front / 2 x rear elevations (householder application)			
Application No:	HGY/2012/2146	Officer:	Subash Jain	
Decision:	REF		Decision Date:	24/01/2013
Location:	22 Clifton Gardens N15 6AP			
Proposal:	Erection of rear ground floor extension			
Application No:	HGY/2012/2257	Officer:	John Ogenga P'Lakop	
Decision:	REF		Decision Date:	30/01/2013
Location:	112 Gladesmore Road N15 6TD			
Proposal:	Erection of single storey rear extension (householder application)			
Application No:	HGY/2012/2266	Officer:	David Alabi	
Decision:	GTD		Decision Date:	23/01/2013
Location:	19 Cadoxton Avenue N15 6LB			
Proposal:	Erection of rear single storey extension			
Application No:	HGY/2012/2281	Officer:	Awot Tesfai	
Decision:	GTD		Decision Date:	19/02/2013
Location:	42 Wellington Avenue N15 6BA			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2012/2309	Officer:	John Ogenga P'Lakop	
Decision:	GTD		Decision Date:	24/01/2013
Location:	44A Howard Road N15 6NL			
Proposal:	Formation of rear dormer and insertion of 3 rooflights to front roofslope			
Application No:	HGY/2012/2363	Officer:	Ruma Nowaz	
Decision:	REF		Decision Date:	31/01/2013
Location:	21 Vartry Road N15 6PR			
Proposal:	Conversion of property into 1 x two bed flat and 1 x four bed flat			
Application No:	HGY/2012/2452	Officer:	Jeffrey Holt	
Decision:	REF		Decision Date:	15/02/2013
Location:	1 Clifton Gardens N15 6AP			
Proposal:	Retention of existing building works (householder application)			
Application No:	HGY/2013/0077	Officer:	Sarah Madondo	
Decision:	REF		Decision Date:	14/03/2013
Location:	111 Gladesmore Road N15 6TL			
Proposal:	Formation of rear dormer and insertion of 3 rooflights to front roofslope			

Application No:	HGY/2013/0087	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	22/03/2013	
Location:	Flat A 115 Fairview Road N15 6TS			
Proposal:	Erection of partial side and rear extension to a ground floor flat to create a two bedroom flat.			
Application No:	HGY/2013/0094	Officer:	Sarah Madondo	
Decision:	REF	Decision Date:	12/03/2013	
Location:	85 Richmond Road N15 6QA			
Proposal:	Dormer with insertion of 2 x rooflights to front elevation			
Application No:	HGY/2013/0108	Officer:	John Ogenga P'Lakop	
Decision:	REF	Decision Date:	14/03/2013	
Location:	28 Wellington Avenue N15 6AS			
Proposal:	Erection of single storey rear extension			
Application No:	HGY/2013/0116	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	27/03/2013	
Location:	82 Craven Park Road N15 6AB			
Proposal:	Erection of second floor extension			
Application No:	HGY/2013/0143	Officer:	Gareth Prosser	
Decision:	GTD	Decision Date:	20/03/2013	
Location:	8 Grovelands Road N15 6BU			
Proposal:	Erection of ground floor rear extension (householder application)			
Application No:	HGY/2013/0215	Officer:	David Alabi	
Decision:	GTD	Decision Date:	27/03/2013	
Location:	33 Oakdale Road N4 1NU			
Proposal:	Erection of rear single storey extension and insertion of 2 rooflights to front roofslope, as amended			
Application No:	HGY/2013/0233	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	22/03/2013	
Location:	67 Wargrave Avenue N15 6UH			
Proposal:	Formation of front and rear dormers (householder application)			
Application No:	HGY/2013/0234	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	03/04/2013	
Location:	33 Rostrevor Avenue N15 6LA			
Proposal:	Formation of front and rear dormers and erection of single storey rear extension			
Application No:	HGY/2013/0242	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	12/04/2013	
Location:	Garage adjacent to 1 Vartry Road N15 6PR			
Proposal:	Erection of new 3 bedroom dwelling comprising ground floor and basement levels			

Application No:	HGY/2013/0282	Officer:	Ruma Nowaz	
Decision:	REF	Decision Date:	11/04/2013	
Location:	97 Wargrave Avenue N15 6TU			
Proposal:	Erection of single storey rear extension and formation of front and rear dormers (householder application)			
Application No:	HGY/2013/0287	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	05/04/2013	
Location:	92 Wargrave Avenue N15 6UA			
Proposal:	Formation of front and rear dormers. (Householder application)			
Application No:	HGY/2013/0312	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	17/04/2013	
Location:	5 Vale Grove N4 1PY			
Proposal:	Insertion of two additional rooflights to rear roofslope			
Application No:	HGY/2013/0366	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	23/04/2013	
Location:	96 Gladesmore Road N15 6TD			
Proposal:	Formation of front and rear dormers and erection of single storey rear extension (householder application)			
Application No:	HGY/2013/0368	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	23/04/2013	
Location:	96-98 Gladesmore Road N15 6TD			
Proposal:	Erection of additional storey with pitched roof to 96 and 98 Gladesmore Road and erection of single storey rear extension			
Application No:	HGY/2013/0419	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	01/05/2013	
Location:	11 Franklin Street N15 6QH			
Proposal:	Erection of an additional floor to convert a chalet bungalow into a traditional two storey house (householder application)			
Application No:	HGY/2013/0439	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	01/05/2013	
Location:	24 Fairview Road N15 6LL			
Proposal:	Formation of front and rear dormers (householder application)			

FULM Applications Received: 1

Application No:	HGY/2012/2289	Officer:	Jeffrey Holt	
Decision:	REF	Decision Date:	07/02/2013	
Location:	Unit 3 Arena Shopping Park Williamson Road N4 1ED			
Proposal:	Change of use of Unit 3 from Post Office Sorting Office (sui generis) to retail (A1 Use), external alterations to create new shopfront and entrance feature, new roof, insertion of mezzanine floor and reconfiguration of car park to provide additional staff car parking			

NON Applications Received: 2

Application No: **HGY/2013/0580** Officer: Jeffrey Holt

Decision: GTD Decision Date: 22/04/2013

Location: Gladesmore Community School Crowland Road N15 6EB

Proposal: Non - material amendment following a grant of planning permission HGY/2012/2184 to reduce building with by 400mm, recycle store revised, roof form amended to single pitch and window rationalisation, from 7 types to 4

Application No: **HGY/2013/0654** Officer: Jeffrey Holt

Decision: GTD Decision Date: 30/04/2013

Location: Unit 3 Arena Shopping Park Williamson Road N4 1ED

Proposal: Non-material amendments following the grant of planning permission HGY/2013/0251 for reconfiguration of rear elevation, reconfiguration of service yard area including redecoration and reconfiguration of services access ramp, addition of new steps to single fire escape door, repositioning of staff parking bays and relocation of external storage yard area and removal of 1 x terracotta rain screen panels over Carphone Warehouse unit or front elevation.

OUTM Applications Received: 1

Application No: **HGY/2012/2241** Officer: Valerie Okeiyi

Decision: REF Decision Date: 20/02/2013

Location: Land at Plevna Crescent and Ermine Road N15

Proposal: Erection of 158 residential (1-3 bedroom) flats and terraced housing (3 bedroom), together with the regeneration and enhancement of an existing ecological corridor, and landscaping scheme with disabled parking and necessary infrastructure. Outline application with some matters reserved.

RES Applications Received: 1

Application No: **HGY/2012/2422** Officer: Amanda Wilson

Decision: GTD Decision Date: 30/01/2013

Location: Unit 1 Arena Shopping Park Williamson Road N4 1ED

Proposal: Display of 1 x non-illuminated fascia sign

Total Applications Received for Ward: 40**WARD: Stroud Green****CLDE Applications Received: 2**

Application No: **HGY/2012/2444** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 15/02/2013

Location: Flat 2 6 Mount Pleasant Crescent N4 4HP

Proposal: Use of property as 1 x two bed self-contained flat (certificate of lawfulness for an existing use)

Application No: **HGY/2013/0070** Officer: Lorcan Lynch

Decision: GTD Decision Date: 18/04/2013

Location: Unit C 12 Victoria Terrace N4 4DA

Proposal: Certificate of Lawfulness for use of property self contained residential unit

CLUP Applications Received: 2

Application No: **HGY/2012/2353** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 04/02/2013
 Location: 86a Florence Road N4 4DP
 Proposal: Erection of rear ground floor extension and garden room in rear garden, and insertion of front and side rooflights

Application No: **HGY/2013/0202** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 22/03/2013
 Location: 103 Inderwick Road N8 9LA
 Proposal: Certificate of Lawfulness for erection of rear dormer with insertion of 2 rooflights to front elevation

FUL Applications Received: 22

Application No: **HGY/2012/0905** Officer: Subash Jain
 Decision: GTD Decision Date: 26/02/2013
 Location: 51c Lancaster Road N4 4PL
 Proposal: Modification of existing rear dormer to create balcony by expanding the cut out of the pitched roof to the width of the dormer.

Application No: **HGY/2012/2095** Officer: Amanda Wilson
 Decision: GTD Decision Date: 29/01/2013
 Location: Basement Flat 1 152 Stapleton Hall Road N4 4QJ
 Proposal: Erection of lower ground floor rear extension

Application No: **HGY/2012/2124** Officer: Amanda Wilson
 Decision: GTD Decision Date: 15/02/2013
 Location: 176 Weston Park N8 9PN
 Proposal: Erection of single storey rear extension and erection of rear dormer window and roof extension on original back addition with insertion of 2x Velux windows to front elevation to create 2 new bedrooms

Application No: **HGY/2012/2253** Officer: Awot Tesfai
 Decision: GTD Decision Date: 30/01/2013
 Location: 21 Granville Road N4 4EJ
 Proposal: Enlargement of existing rear dormer (householder application)

Application No: **HGY/2012/2335** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 30/01/2013
 Location: 46 Stapleton Hall Road N4 3QG
 Proposal: Erection of rear basement and ground floor extension with alterations to facades and existing front wall and gate (householder application)

Application No: **HGY/2012/2412** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 04/03/2013
 Location: 18 Victoria Road N4 3SQ
 Proposal: Erection of rear ground floor infill extension (householder application)

Application No:	HGY/2013/0016	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	26/02/2013	
Location:	165c Stapleton Hall Road N4 4QS			
Proposal:	Formation of rear dormer and insertion of one rooflight to the front roofslope			
Application No:	HGY/2013/0089	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	04/03/2013	
Location:	43 Ossian Road N4 4DX			
Proposal:	Erection of rear ground floor and basement extension, formation of rear dormer and insertion of one rear and one side rooflight (householder application)			
Application No:	HGY/2013/0091	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	28/03/2013	
Location:	184 Stapleton Hall Road N4 4QL			
Proposal:	Erection of rear extension at basement level and conversion of the basement floor to 2 bedroom self contained flat (as amended)			
Application No:	HGY/2013/0103	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	13/03/2013	
Location:	106b Stapleton Hall Road N4 4QA			
Proposal:	Alteration of rear ground floor flat porch to balcony and installation of timber railings as well as replacement of rear windows			
Application No:	HGY/2013/0105	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	13/03/2013	
Location:	Flat B 70 Upper Tollington Park N4 4LS			
Proposal:	Erection of single storey rear ground floor extension			
Application No:	HGY/2013/0153	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	11/03/2013	
Location:	160D Stapleton Hall Road N4 4QJ			
Proposal:	Replacement of 3 PVC windows at rear of property with traditional box sash windows			
Application No:	HGY/2013/0230	Officer:	Subash Jain	
Decision:	REF	Decision Date:	28/03/2013	
Location:	38A Mount View Road N4 4HX			
Proposal:	Reconfiguration of front entrance with associated internal alterations			
Application No:	HGY/2013/0262	Officer:	Ruma Nowaz	
Decision:	REF	Decision Date:	05/04/2013	
Location:	33 Nelson Road N8 9RX			
Proposal:	Erection of shed in rear garden			
Application No:	HGY/2013/0280	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	10/04/2013	
Location:	5 Ferme Park Road N4 4DS			
Proposal:	Formation of decking area with safety balustrading to forecourt			

Application No:	HGY/2013/0308	Officer:	David Alabi	
Decision:	REF	Decision Date:	05/04/2013	
Location:	Flat 1 66 Ridge Road N8 9LH			
Proposal:	Enlargement of existing rear dormer to previously converted loft together with internal alterations and redecoration.			
Application No:	HGY/2013/0359	Officer:	David Alabi	
Decision:	REF	Decision Date:	22/04/2013	
Location:	96 Florence Road N4 4DR			
Proposal:	Demolition of part of existing rear addition and erection of new rear ground floor extension (householder application)			
Application No:	HGY/2013/0394	Officer:	David Alabi	
Decision:	GTD	Decision Date:	30/04/2013	
Location:	23 Granville Road N4 4EJ			
Proposal:	Enlargement of rear dormer and side rooflight, and formation of new side dormer (householder application)			
Application No:	HGY/2013/0396	Officer:	David Alabi	
Decision:	GTD	Decision Date:	01/05/2013	
Location:	94 Ridge Road N8 9NR			
Proposal:	Erection of rear single storey extension (householder application)			
Application No:	HGY/2013/0398	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	30/04/2013	
Location:	86A Florence Road N4 4DP			
Proposal:	Erection of ground floor rear extension and detached garden room, insertion of 3 rear rooflights, 1 side roof light and 1 side timber casement window' (householder application (as amended)			
Application No:	HGY/2013/0407	Officer:	Ruma Nowaz	
Decision:	GTD	Decision Date:	03/04/2013	
Location:	Flat C 22 Albany Road N4 4RJ			
Proposal:	Remodelling of the interior to create a second bedroom, new windows and doors to rear of property. Insertion of 2 x rooflights and boiler flue			
Application No:	HGY/2013/0462	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	26/04/2013	
Location:	5 Victoria Road N4 3SH			
Proposal:	Removal of existing rear ground floor extension, erection of new rear ground floor extension, formation of rear dormers and creation of new bin store to front, with internal alterations.			

NON Applications Received: 1

Application No:	HGY/2012/1833	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	12/03/2013	
Location:	17 Albany Road N4 4RR			
Proposal:	Non - material amendments following a grant of planning permission HGY/2012/0727 to reduce the rear extension projection into rear gardens from 5 metres to 4 metres.			

RES Applications Received: 2

Application No: **HGY/2011/0183** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 25/02/2013
 Location: 126 Stroud Green Road N4 3RZ
 Proposal: Approval of Details pursuant to Condition three (materials) and Condition eight (hard landscaping)

Application No: **HGY/2013/0122** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 21/02/2013
 Location: 68 Ridge Road N8 9LH
 Proposal: Approval of Details pursuant to Condition 3 (Construction Method), Condition 4 (Hydrological and Hydro-geological impacts), Condition 5 (Basement Construction), Condition 6 (Detailed Report) and Condition 7 (consideration Construction Scheme) attached to planning permission HGY/2012/1209

TPO Applications Received: 2

Application No: **HGY/2012/2068** Officer: Gareth Prosser
 Decision: GTD Decision Date: 28/02/2013
 Location: 29 Ridge Road N8 9LJ
 Proposal: Tree works to include crown reduce by 20% and crown thin by 15% of 1x Pear Tree

Application No: **HGY/2013/0073** Officer: Subash Jain
 Decision: GTD Decision Date: 08/03/2013
 Location: Flat A 123 Upper Tollington Park N4 4ND
 Proposal: Tree works to reduce tree back to previous high pollard points of 1 x Lime tree

Total Applications Received for Ward: 31WARD: **Tottenham Green****ADV Applications Received: 1**

Application No: **HGY/2012/2291** Officer: Subash Jain
 Decision: REF Decision Date: 24/01/2013
 Location: Priscilla Wakefield House Rangemoor Road N15 4NA
 Proposal: Display of two x internally illuminated box signs

CLDE Applications Received: 4

Application No: **HGY/2012/2394** Officer: Awot Tesfai
 Decision: GTD Decision Date: 22/01/2013
 Location: 109 West Green Road N15 5DE
 Proposal: Use of property as 4 self contained flats

Application No: **HGY/2013/0053** Officer: Lionel Harper
 Decision: GTD Decision Date: 28/03/2013
 Location: 647 Seven Sisters Road N15 5LE
 Proposal: Use of property as two self contained flats

Application No: **HGY/2013/0110** Officer: Lionel Harper
 Decision: GTD Decision Date: 14/03/2013
 Location: 16 Wakefield Road N15 4NL
 Proposal: Certificate of Lawfulness for use of property as 6 self contained flats

Application No: **HGY/2013/0284** Officer: Lionel Harper
 Decision: GTD Decision Date: 10/04/2013
 Location: 57-59 West Green Road N15 5DA
 Proposal: Use of property as nine self contained flats

CLUP Applications Received: 1

Application No: **HGY/2013/0431** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 24/04/2013
 Location: 45 Tynemouth Road N15 4AU
 Proposal: Certificate of Lawfulness for erection of rear dormer

COND Applications Received: 2

Application No: **HGY/2012/1622** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 06/03/2013
 Location: Unit 1 Gaunson House Markfield Road N15 4QQ
 Proposal: Variation of condition 1 (Operating Hours) to allow opening hours to be Monday to Friday 0800 to 2100 and Saturday and Sunday 0800 to 1800

Application No: **HGY/2013/0339** Officer: Amanda Wilson
 Decision: GTD Decision Date: 22/03/2013
 Location: Playground Site Adjoining Stainby Road N15 4EA
 Proposal: Variation of condition 2 (plans and specifications) attached to planning permission HGY/2010/2025, to substitute existing drawings and plans with revised drawings and plans in relation to the external appearance of the building and boundary treatments

FUL Applications Received: 12

Application No: **HGY/2012/2297** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 24/01/2013
 Location: 29 Dorset Road N15 5AJ
 Proposal: Erection of two- storey rear extension

Application No: **HGY/2013/0002** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 14/03/2013
 Location: Tynemouth House Tynemouth Road N15 4AT
 Proposal: Erection of 3 dormer windows and Conversion of property and existing basement to form 2x one bed and 4 x two bed flats and 1 studio flat.

Application No: **HGY/2013/0008** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 26/02/2013
 Location: 21-39 Loobert Road N15 4LQ
 Proposal: Replacement of existing timber windows and doors with new timber windows and doors.

Application No:	HGY/2013/0022	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	26/02/2013	
Location:	16-26A Dorset Road N15 5AJ			
Proposal:	Replacement of existing timber windows and doors with new timber windows and doors			
Application No:	HGY/2013/0079	Officer:	Jeffrey Holt	
Decision:	GTD	Decision Date:	14/02/2013	
Location:	291e High Road N15 4RS			
Proposal:	Retrospective application for alteration of existing top floor flat from two-bed to three-bed flat			
Application No:	HGY/2013/0121	Officer:	John Ogenga P'Lakop	
Decision:	REF	Decision Date:	08/03/2013	
Location:	41 Suffield Road N15 5JX			
Proposal:	Change of use from Dwelling House (C3) to Place of Worship (D1)			
Application No:	HGY/2013/0144	Officer:	Ruma Nowaz	
Decision:	REF	Decision Date:	14/03/2013	
Location:	97 Broad Lane N15 4DW			
Proposal:	Erection of ground floor rear extension to shop, first floor rear extension to flat, and new external staircase to replace existing			
Application No:	HGY/2013/0180	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	22/03/2013	
Location:	261 High Road N15 4RR			
Proposal:	Erection of side ground floor extension, alterations to existing shop to form two new shops and installation of new shopfronts			
Application No:	HGY/2013/0227	Officer:	David Alabi	
Decision:	GTD	Decision Date:	28/03/2013	
Location:	O/S 211 Philip Lane N15 4HL			
Proposal:	Retrospective application for conversion of telephone kiosk to form combined public payphone and ATM cash machine			
Application No:	HGY/2013/0275	Officer:	John Ogenga P'Lakop	
Decision:	GTD	Decision Date:	09/04/2013	
Location:	Units 4, 4A, 5 and 5A 2-8 Fountayne Road N15 4QL			
Proposal:	Change of use of Unit 4 from B2 (general industrial) to D2 (gymnasium) and amalgamation with units 4A, 5 and 5A.			
Application No:	HGY/2013/0320	Officer:	Ruma Nowaz	
Decision:	REF	Decision Date:	24/04/2013	
Location:	Flat 1 & 2, 8 Bedford Road N15 4HA			
Proposal:	Erection of single storey rear extension to provide additional living space.			
Application No:	HGY/2013/0413	Officer:	Ruma Nowaz	
Decision:	REF	Decision Date:	02/05/2013	
Location:	34 Hanover Road N15 4DL			
Proposal:	Erection of rear dormer and raising of parapet walls			

NON Applications Received: 2

Application No: **HGY/2013/0100** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 20/02/2013
 Location: 3-7 West Green Road N15 5BX
 Proposal: Application for a non-material amendment following a grant of planning permission HGY/2012/1003 for the replacement of approved condenser unit from a two fan to three fan condenser unit

Application No: **HGY/2013/0101** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 21/02/2013
 Location: 3-7 West Green Road N15 5BX
 Proposal: Application for a non-material amendment following a grant of planning permission HGY/2012/1002 for the inclusion of mullions to shopfront

RES Applications Received: 3

Application No: **HGY/2010/1573** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 30/04/2013
 Location: Elizabeth Place, Fairweather Place, Elizabeth Clyde Close N15
 Proposal: Approval of Details pursuant to Condition 4 (details of tree works) attached to planning permission HGY/2009/2036

Application No: **HGY/2012/2193** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 24/01/2013
 Location: 193-197 Broad Lane N15 4QS
 Proposal: Approval of Details pursuant to Condition 13 (construction vehicle management) attached to planning permission HGY/2010/1428

Application No: **HGY/2012/2203** Officer: Amanda Wilson
 Decision: GTD Decision Date: 22/04/2013
 Location: 125 127 Public House West Green Road N15 5DE
 Proposal: Approval of details pursuant to condition 14(Trees), condition 15(Tree Protection Plan) and (Pre-commencement Site Meeting) attached to planning permission HGY/2010/1161

TEL Applications Received: 1

Application No: **HGY/2013/0241** Officer: Amanda Wilson
 Decision: GTD Decision Date: 02/04/2013
 Location: Opposite Mountford House 7 Tottenham Green East N15 4UU
 Proposal: Installation of 1 x Openreach broadband cabinet within the public highway

TPO Applications Received: 1

Application No: **HGY/2012/2304** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 24/01/2013
 Location: 39 Talbot Road N15 4DF
 Proposal: Tree works to include removal of ivy and re-pollarding of two x Lime trees

Total Applications Received for Ward: 27WARD: **Tottenham Hale****ADV Applications Received: 1**

Application No: **HGY/2012/2267** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 22/01/2013

Location: 448 High Road N17 9JN

Proposal: Display of 1 x internally illuminated fascia sign, 1 x internally illuminated hanging sign and 11 x non-illuminated other signs.

CLDE Applications Received: 2

Application No: **HGY/2013/0160** Officer: Lionel Harper

Decision: REF Decision Date: 22/03/2013

Location: 101 Armadale Close N17 9PL

Proposal: Certificate of Lawfulness for retention of existing windows

Application No: **HGY/2013/0183** Officer: Amanda Wilson

Decision: GTD Decision Date: 27/03/2013

Location: 43a Park View Road N17 9AU

Proposal: Certificate of Lawfulness for use of property as two self contained flats

CLUP Applications Received: 1

Application No: **HGY/2013/0127** Officer: Sarah Madondo

Decision: PERM REQ Decision Date: 14/03/2013

Location: 27 Kimberley Road N17 9BE

Proposal: Erection of rear ground floor extension and formation of rear dormer

COND Applications Received: 1

Application No: **HGY/2013/0349** Officer: Michelle Bradshaw

Decision: REF Decision Date: 18/04/2013

Location: 500-508 High Road N17 9JF

Proposal: Variation of Condition 2 (opening hours) attached to planning permission HGY/24414 to allow the restaurant to trade 24 hours a day on Friday, Saturday and Sunday (with the restaurant closing at 2am Sunday night / Monday morning) for a temporary period of 12 months

FUL Applications Received: 13

Application No: **HGY/2012/1448** Officer: Tara Jane Fisher

Decision: REF Decision Date: 04/03/2013

Location: Burlington House Burlington Road N17 9UH

Proposal: Conversion of existing 2 storey office / workshop building into 4 x 1 bedroom self contained flats and 1 bedroom maisonette and erection of a new pitch roof.

Application No: **HGY/2012/2255** Officer: David Alabi

Decision: REF Decision Date: 04/03/2013

Location: Unit 42, Millmead Business Centre, Mill Mead Road N17 9QU

Proposal: Change of use from B1 (office) to Sui Generis (private taxi hire office)

Application No:	HGY/2012/2303	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	25/01/2013
Location:	197 Reedham Close N17 9PZ		
Proposal:	Retrospective application for replacement of existing white wooden single-glazed windows with white PVC double-glazed windows		
Application No:	HGY/2012/2352	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	25/02/2013
Location:	35 Wycombe Road N17 9XN		
Proposal:	Retrospective application for rear ground floor side extension and rear first floor extension		
Application No:	HGY/2013/0035	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	08/02/2013
Location:	39 Hamilton Close N17 9EG		
Proposal:	Replacement of existing wooden windows/doors with PVC windows/doors		
Application No:	HGY/2013/0173	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	01/05/2013
Location:	132 Rosebery Avenue N17 9SD		
Proposal:	Erection of two storey side extension including formation of rear dormer and insertion of front rooflight, and conversion of property into 1 x one bed flat and 1 x two bed flat		
Application No:	HGY/2013/0231	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	03/04/2013
Location:	27 Scales Road N17 9HB		
Proposal:	Erection of 1 x two storey, one bed live-work unit		
Application No:	HGY/2013/0246	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/03/2013
Location:	79 Armadale Close N17 9PL		
Proposal:	Replacement of existing windows and doors with new uPVC windows and doors (householder application)		
Application No:	HGY/2013/0279	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	10/04/2013
Location:	9 Mitchley Road N17 9HJ		
Proposal:	Insertion of 3 new windows to side elevation and relocation of soil pipe to outside wall		
Application No:	HGY/2013/0292	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	11/04/2013
Location:	Flat 1 44 Lansdowne Road N17 9XG		
Proposal:	Replacement of existing windows to double glazed windows		
Application No:	HGY/2013/0401	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	03/04/2013
Location:	Unit 109 & 110 Vickers Court Waterside Way N17 9FT		
Proposal:	Temporary change of use from residential (C3) to community centre (D1) and temporary external alterations to accommodate a new entrance and other associated works		

Application No: **HGY/2013/0405** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/04/2013
 Location: 110a Lansdowne Road N17 9XX
 Proposal: Erection of single storey ground floor extension

Application No: **HGY/2013/0430** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 01/05/2013
 Location: 20 Kessock Close N17 9PN
 Proposal: Replacement of all external windows and balcony door with white uPVC double-glazed windows and white uPVC door (householder application)

FULM Applications Received: 1

Application No: **HGY/2013/0033** Officer: Jeffrey Holt
 Decision: REF Decision Date: 06/03/2013
 Location: 530-536 High Road N17 9SX
 Proposal: Erection of 4 storey building to provide 16 residential units including 3 commercial units at ground floor level

LCD Applications Received: 1

Application No: **HGY/2012/2206** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 30/01/2013
 Location: Down Lane Recreation Ground Park View Road N17
 Proposal: Provision of 3 lit tennis courts, 1 lit Multi-use Games area, and 2 partly lit short Basketball Courts and associated fencing. New circulation paths with lamp lighting, seating and raised beds. New authorised parking and drop off zone and new vehicular entrance from Park View Road. Removal of 9 category B trees to accommodate new sport pitches, vehicular entrance and connection between upper and middle park. Crown lifting work to existing trees to allow for growth, and planting of new trees to replace removals.

NON Applications Received: 1

Application No: **HGY/2013/0358** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 13/03/2013
 Location: GLS Supplies Depot Ferry Lane N17 9QQ
 Proposal: Non-material amendment following a grant of planning permission HGY/2008/0869 for an enhancement of already installed screen to reflect the adjacent building materials.

RES Applications Received: 2

Application No: **HGY/2012/1065** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/02/2013
 Location: Aldi Store 570-592 High Road N17 9TA
 Proposal: Approval of details pursuant to Conditions 3 (materials), Condition 4 (Construction Environmental Management Plan, Site Management Plan and Construction Logistics Travel Plan), Condition 5 (dust and emissions mitigation), Condition 7 (light pollution), Condition 10 (refuse, waste storage and recycling), Condition 11 (Travel Plan) and Condition 15 (Green Roof Plan) attached to planning permission HGY/2011/2302

Application No: **HGY/2012/2076** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/02/2013
 Location: 570-572 High Road N17 9JF
 Proposal: Approval of Details pursuant to Condition 6 (Security Strategy Statement), Condition 8 (External Lighting Strategy), Condition 9 (Landscaping) and Condition 14 (Energy Strategy) attached to planning permission HGY/2011/2302

Total Applications Received for Ward: 23

WARD: West Green

ADV Applications Received: 1

Application No: **HGY/2012/2349** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 30/01/2013
 Location: 1A Turnpike Parade Green Lanes N15 3LA
 Proposal: Display of 2 x internally illuminated fascia signs

CLDE Applications Received: 3

Application No: **HGY/2012/1204** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 04/03/2013
 Location: 34 Mannock Road N22 6AA
 Proposal: Use of property as 3 self-contained flats (certificate of lawfulness for an existing use)

Application No: **HGY/2013/0123** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 14/03/2013
 Location: 34 Graham Road N15 3NL
 Proposal: Certificate of lawfulness for change of use from C3 (Dwelling) to C4(HMO)

Application No: **HGY/2013/0201** Officer: Fortune Gumbo
 Decision: GTD Decision Date: 09/04/2013
 Location: First Floor & Second Floor, 268 West Green Road N15 3QR
 Proposal: Use of property as 25 self contained flats

CLUP Applications Received: 8

Application No: **HGY/2012/2143** Officer: Fortune Gumbo
 Decision: PERM DEV Decision Date: 15/02/2013
 Location: 59 Waldeck Road N15 3EL
 Proposal: Erection of side / rear extension and erection of roof extension to facilitate a loft conversion. (Certificate of lawfulness)

Application No: **HGY/2012/2409** Officer: Awot Tesfai
 Decision: PERM DEV Decision Date: 11/02/2013
 Location: 163L Langham Road N15 3LP
 Proposal: Certificate of Lawfulness for formation of rear dormer with skylight of 2 rooflights to front roofslope

Application No: **HGY/2012/2410** Officer: Awot Tesfai
 Decision: PERM DEV Decision Date: 11/02/2013
 Location: 163B Langham Road N15 3LP
 Proposal: Certificate of Lawfulness for formation of rear dormer with skylight, and insertion of 2 rooflight to front roofslope.

Application No: **HGY/2013/0021** Officer: Amanda Wilson
 Decision: PERM DEV Decision Date: 26/02/2013
 Location: 224 Westbury Avenue N22 6RU
 Proposal: Formation of rear dormer and insertion of 2 rooflights to front roofslope

Application No: **HGY/2013/0044** Officer: Tara Jane Fisher
 Decision: PERM REQ Decision Date: 04/03/2013
 Location: 40 Graham Road N15 3NL
 Proposal: Certificate of Lawfulness for erection of dormer roof extension with insertion of 2 x rooflights to front elevation

Application No: **HGY/2013/0304** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 10/04/2013
 Location: 54 Stanmore Road N15 3PS
 Proposal: Formation of rear dormer and insertion of 3 rooflights to front roofslope

Application No: **HGY/2013/0502** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 24/04/2013
 Location: 5 Graham Road N15 3NH
 Proposal: Certificate of Lawfulness for formation of rear dormers

Application No: **HGY/2013/0517** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 18/04/2013
 Location: 40 Graham Road N15 3NL
 Proposal: Certificate of Lawfulness for erection of dormer roof extension with insertion of 2 x rooflights to front elevation

FUL Applications Received: 8

Application No: **HGY/2012/1712** Officer: Subash Jain
 Decision: GTD Decision Date: 24/01/2013
 Location: 58 Rusper Road N22 6RA
 Proposal: Demolition of existing conservatory and erection of a new single storey extension

Application No: **HGY/2012/2142** Officer: Subash Jain
 Decision: REF Decision Date: 02/04/2013
 Location: 59 Waldeck Road N15 3EL
 Proposal: Erection of two storey side extensions

Application No: **HGY/2012/2166** Officer: Awot Tesfai
 Decision: GTD Decision Date: 29/01/2013
 Location: 2 Sirdar Road N22 6RG
 Proposal: Retrospective planning application for continued use of HMO

Application No: **HGY/2012/2342** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 30/01/2013
 Location: 31 Crawley Road N22 6AG
 Proposal: Change of use of existing property into Live / work unit, repair and alterations to main existing building on the site including new glazed openings to exterior facades. Demolition of a small existing dilapidated secondary building (disused toilet block) and replacement with improved toilet and storage structure associated with workshop use in main building.

Application No: **HGY/2012/2357** Officer: Amanda Wilson
 Decision: REF Decision Date: 31/01/2013
 Location: 97 Carlingford Road N15 3EJ
 Proposal: Conversion of property into one x 2 bed self contained flat and one x 1 bed self contained flat (as amended)

Application No: **HGY/2013/0288** Officer: Sarah Madondo
 Decision: REF Decision Date: 09/04/2013
 Location: 130 Sirdar Road N22 6RD
 Proposal: Erection of rear dormer with insertion of 2 x rooflights to front elevation

Application No: **HGY/2013/0360** Officer: Subash Jain
 Decision: GTD Decision Date: 19/04/2013
 Location: 39a Carlingford Road N15 3EJ
 Proposal: Erection of a single storey rear extension

Application No: **HGY/2013/0365** Officer: Subash Jain
 Decision: REF Decision Date: 23/04/2013
 Location: 120 Walpole Road N17 6BW
 Proposal: Alteration of roof from hip to gable, formation of rear dormer and insertion of 3 rooflights to front roofslope (householder application)

RES Applications Received: 3

Application No: **HGY/2012/1136** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/03/2013
 Location: 1 Boundary Road N22 6AS
 Proposal: Approval of Details pursuant to Condition 3 (refuse and waste storage) attached to planning permission HGY/2011/0869

Application No: **HGY/2012/1203** Officer: Matthew Gunning
 Decision: GTD Decision Date: 24/01/2013
 Location: New Environment Centre Lordship Recreation Ground Lordship Lane N17
 Proposal: Approval of Details pursuant to Condition 3 (Materials) attached to planning permission HGY/2010/0471

Application No: **HGY/2013/0342** Officer: Amanda Wilson
 Decision: GTD Decision Date: 18/04/2013
 Location: 45 Downhills Way N17 6AN
 Proposal: Approval of Details pursuant to Condition 10 (materials) attached to Appeal Decision APP/Y5420/D/13/2190239

Total Applications Received for Ward: 23

WARD: **White Hart Lane****CLDE Applications Received: 1**

Application No: **HGY/2013/0340** Officer: Sarah Madondo

Decision: GTD Decision Date: 18/04/2013

Location: 28 Risley Avenue N17 7EU

Proposal: Certificate of Lawfulness for change of use from C3 (residential) to C4 (HMO).

CLUP Applications Received: 4

Application No: **HGY/2012/2403** Officer: Jeffrey Holt

Decision: NOT DET Decision Date: 17/04/2013

Location: 4 Creighton Road N17 8NW

Proposal: Certificate of lawfulness for incorporation of pharmacy to existing healthcare centre

Application No: **HGY/2013/0062** Officer: John Ogenga P'Lakop

Decision: PERM DEV Decision Date: 04/03/2013

Location: 9 Cavell Road N17 7BJ

Proposal: Certificate of Lawfulness for erection of office room in rear garden

Application No: **HGY/2013/0156** Officer: Sarah Madondo

Decision: PERM DEV Decision Date: 14/03/2013

Location: 26 Gedeney Road N17 7DY

Proposal: Erection of rear dormer with insertion of 2 x rooflights to front elevation

Application No: **HGY/2013/0199** Officer: Tara Jane Fisher

Decision: PERM DEV Decision Date: 21/02/2013

Location: 1 Rivulet Road N17 7JT

Proposal: Certificate of Lawfulness for alteration of hip to gable formation of rear dormer with insertion of 2 x rooflights

FUL Applications Received: 7

Application No: **HGY/2012/1689** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 14/03/2013

Location: 24 Shobden Road N17 7PG

Proposal: Erection of rear dormer

Application No: **HGY/2012/2231** Officer: Elizabeth Ennin-Gyasi

Decision: GTD Decision Date: 04/02/2013

Location: 12 Devonshire Gardens N17 7NB

Proposal: Erection of single storey outbuilding at rear garden to provide a gym

Application No: **HGY/2012/2378** Officer: Valerie Okeiyi

Decision: REF Decision Date: 06/02/2013

Location: 30 Rivulet Road N17 7JS

Proposal: Erection of single storey rear and two storey side extensions

Application No:	HGY/2012/2397	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	06/02/2013	
Location:	61-75 Compton Crescent N17 7LB			
Proposal:	Replacement of existing timber windows and doors with white uPVC windows and doors			
Application No:	HGY/2012/2398	Officer:	Amanda Wilson	
Decision:	GTD	Decision Date:	06/02/2013	
Location:	79-101 Compton Crescent N17 7LB			
Proposal:	Replacement of existing timber windows and doors with white uPVC windows and doors			
Application No:	HGY/2013/0086	Officer:	David Alabi	
Decision:	GTD	Decision Date:	12/03/2013	
Location:	195 Risley Avenue N17 7HR			
Proposal:	Replacement of existing UPVC windows with timber sash windows with original design (front elevation)			
Application No:	HGY/2013/0374	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	24/04/2013	
Location:	3 Gospatrick Road N17 7EH			
Proposal:	Replacement of existing windows and external doors with timber double-glazed sash windows and timber door to front, and PVCu double-glazed windows and door to rear (householder application)			

LBC Applications Received: 1

Application No:	HGY/2011/0536	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	04/03/2013	
Location:	Bruce Castle Park, Lordship Lane N17 8NS			
Proposal:	Listed building consent for repair / replacement of two separate areas of brickwork on the external face of the boundary wall			

Total Applications Received for Ward: 13WARD: **Woodside****CLDE Applications Received: 3**

Application No:	HGY/2012/1205	Officer:	Tara Jane Fisher	
Decision:	GTD	Decision Date:	14/03/2013	
Location:	50 St Albans Crescent N22 5NB			
Proposal:	Use of property as six self-contained flats			
Application No:	HGY/2012/2417	Officer:	Fortune Gumbo	
Decision:	REF	Decision Date:	22/01/2013	
Location:	2 Paisley Road N22 5RA			
Proposal:	Use of property as 3 residential units			
Application No:	HGY/2012/2425	Officer:	Subash Jain	
Decision:	GTD	Decision Date:	05/03/2013	
Location:	55 Arcadian Gardens N22 5AG			
Proposal:	Use of property as five self contained flats			

CLUP Applications Received: 2

Application No: **HGY/2013/0071** Officer: Gareth Prosser

Decision: PERM DEV Decision Date: 08/03/2013

Location: 89 Arcadian Gardens N22 5AG

Proposal: Certificate of Lawfulness for erection of rear dormer and rear back addition with insertion of 2 x rooflights to front elevation

Application No: **HGY/2013/0196** Officer: John Ogenga P'Lakop

Decision: PERM DEV Decision Date: 22/03/2013

Location: 215 Lyndhurst Road N22 5AY

Proposal: Certificate of Lawfulness for erection of rear single storey extension, formation of rear dormer and insertion of three rooflights to front roofslope

COND Applications Received: 1

Application No: **HGY/2012/2024** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 26/02/2013

Location: 734 Lordship Lane N22 5JP

Proposal: Variation of condition 6 (Personal Permission) attached to planning permission HGY/2009/1351 to become personal to Mr Sertap Balci

FUL Applications Received: 21

Application No: **HGY/2011/1160** Officer: Ruma Nowaz

Decision: GTD Decision Date: 05/02/2013

Location: 490 Lordship Lane N22 5DE

Proposal: Continuation of use of one room in existing barber's shop as minicab office (sui generis)

Application No: **HGY/2012/1103** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 06/03/2013

Location: Canning Court, Newnham Road N22 5SP

Proposal: Replacement of existing hipped roof with new mansard roof to both blocks, creating additional 2 x two bed flats in each block (4 in total)

Application No: **HGY/2012/1591** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 29/01/2013

Location: 14A Sylvan Avenue N22 5HX

Proposal: Formation of rear dormer and insertion of 4 rooflights to front roofslope

Application No: **HGY/2012/1701** Officer: Subash Jain

Decision: GTD Decision Date: 24/01/2013

Location: 674 Lordship Lane N22 5JJ

Proposal: Conversion of existing property into 1 x two bed flat and 1 x three bed flat

Application No: **HGY/2012/1814** Officer: Michelle Bradshaw

Decision: GTD Decision Date: 06/03/2013

Location: 94 Granville Road N22 5LX

Proposal: Formation of wheelchair access ramp to rear garden, with pergola (householder application)

Application No:	HGY/2012/2293	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	14/03/2013
Location:	212-214 High Road N22 8HH		
Proposal:	Erection of 2 storey rear extension to provide 2 additional self-contained flats at No.212 High Road and erection of first floor rear extension to provide 1 additional self-contained flat at No.214 High Road		
Application No:	HGY/2012/2317	Officer:	David Alabi
Decision:	REF	Decision Date:	29/01/2013
Location:	36 Perth Road N22 5RB		
Proposal:	Conversion of property into 2 x 2 bed self contained flats, with alteration of garage into habitable space and erection of side first floor extension above		
Application No:	HGY/2012/2337	Officer:	Fortune Gumbo
Decision:	REF	Decision Date:	29/01/2013
Location:	27 Perth Road N22 5PY		
Proposal:	Retrospective planning application for retention of existing dormer including 1 x rooflight to front elevation		
Application No:	HGY/2012/2369	Officer:	David Alabi
Decision:	REF	Decision Date:	06/02/2013
Location:	13 Perth Road N22 5PX		
Proposal:	Conversion of property into 1 x one bed flat and 1 x two bed flat.		
Application No:	HGY/2012/2390	Officer:	Fortune Gumbo
Decision:	GTD	Decision Date:	30/01/2013
Location:	12/13 Glendale Avenue N22 5HL		
Proposal:	Retrospective planning application for retention of existing property as (A1) Beauty Salon		
Application No:	HGY/2012/2442	Officer:	David Alabi
Decision:	REF	Decision Date:	20/02/2013
Location:	274 High Road N22 8JY		
Proposal:	Change if use of ground floor from A3 (restaurant) to A5 (hot food takeaway)/ C3 (residential) comprising 2 x one bed flats.		
Application No:	HGY/2013/0019	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	27/02/2013
Location:	1-12, Louise Court, Pellatt Grove N22 5NP		
Proposal:	Replacement of existing timber windows and doors with new timber windows and doors		
Application No:	HGY/2013/0030	Officer:	Subash Jain
Decision:	GTD	Decision Date:	28/02/2013
Location:	37 Berwick Road N22 5QB		
Proposal:	Erection of single storey front, rear and side extension		
Application No:	HGY/2013/0069	Officer:	Amanda Wilson
Decision:	GTD	Decision Date:	08/03/2013
Location:	1 Williams Grove N22 5NR		

Proposal: Change the use from educational facility (D1) to residential (C3) accommodation comprising 2 x 1 bedroom flats on the ground floor and 1 x 3 bedroom, split level flat, on the first and second floors. Erection of single storey rear extension and erection of rear dormer with insertion of two rooflights to front roofslope.

Application No: **HGY/2013/0082** Officer: Gareth Prosser

Decision: GTD Decision Date: 14/03/2013

Location: 10 Park Avenue N22 7EX

Proposal: Erection of single storey rear extension and access to garden.

Application No: **HGY/2013/0281** Officer: Gareth Prosser

Decision: GTD Decision Date: 10/04/2013

Location: 24 St Albans Crescent N22 5NB

Proposal: Erection of pergola to rear

Application No: **HGY/2013/0300** Officer: David Alabi

Decision: GTD Decision Date: 12/04/2013

Location: 13 Perth Road N22 5PX

Proposal: Conversion of property into 1 x one bed flat and 1 x two bed flat

Application No: **HGY/2013/0395** Officer: Subash Jain

Decision: GTD Decision Date: 22/04/2013

Location: Ground Floor Flat 130 Station Road N22 7SX

Proposal: Erection of single storey rear extension

Application No: **HGY/2013/0402** Officer: David Alabi

Decision: GTD Decision Date: 23/04/2013

Location: 274 High Road N22 8JY

Proposal: Change of use of ground floor from A3 (restaurant) to A5 (hot food takeaway)/ C3 (residential) comprising 1 x one bed flat and 1x studio flat

Application No: **HGY/2013/0418** Officer: Amanda Wilson

Decision: GTD Decision Date: 01/05/2013

Location: 31 Norman Avenue N22 5ES

Proposal: Erection of single storey rear extension (householder application)

Application No: **HGY/2013/0455** Officer: Gareth Prosser

Decision: REF Decision Date: 01/05/2013

Location: 27 Perth Road N22 5PY

Proposal: Formation of rear dormer and insertion of two rooflights to front roofslope

RES Applications Received: 1

Application No: **HGY/2013/0027** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 26/02/2013

Location: 606 Lordship Lane N22 5JH

Proposal: Approval of Details pursuant to Conditions 5 (planting of trees and / or shrubs), Condition 7 (hard landscaping), Condition 9 (refuse and waste storage), Condition 10 (demolition and construction dust), Condition 11 (service and delivery plan) and Condition 13 (central dish / aerial system) attached to planning permission HGY/2012/0491

Total Applications Received for Ward: 28

WARD: Not Applicable - Outside Borough

OBS Applications Received: 3

Application No:	HGY/2012/2258	Officer:	Matthew Gunning
Decision:	RNO	Decision Date:	17/04/2013
Location:	Samuel Lewis Trust Dwellings Amhurst Park N16 5AN		
Proposal:	Observation to London Borough of Hackney for replacement of timber sash windows with double glazed UPVC sash windows across the entire estate		

Application No:	HGY/2013/0013	Officer:	Gareth Prosser
Decision:	ROB	Decision Date:	25/02/2013
Location:	69 Highgate High Street N6		
Proposal:	Erection of four storey building comprising lower ground (Pond Square Level), ground (Highgate High Street Level), first and second to provide two retail units (Class A1 - at lower ground and ground floor level) and 1 x 3-bedroom maisonette on first and second floors (Class C3) following demolition of existing single-storey buildings (Observations to L.B. Camden)		

Application No:	HGY/2013/0125	Officer:	Amanda Wilson
Decision:	RNO	Decision Date:	11/02/2013
Location:	Whittington Hospital Highgate Wing Dartmouth Park Hill N19 5JG		
Proposal:	Observations to London Borough of Camden for Installation of 2 x condenser unit (A/C) with acoustic screen to the rear of the building; addition of 2 louvered vents to existing windows, replacement of a fixed window with openable window and associated works to rear elevation in connection with offices (Class B1a) and educational facilities (Class D1).		

Total Applications Received for Ward: 3

Total Number of Applications Received: 690

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Haringey Council

Report for:	Regulatory Committee	Item Number:	
Title:	Section 106 Monitoring Report		
Report Authorised by:	Lyn Garner, Director of Place and Sustainability		
Lead Officer:	Nick Powell, Head of Carbon Management and Sustainability		
Ward(s) affected: All	Report for Key/Non Key Decisions: Non Key Decision		

1. Describe the issue under consideration

1.1. The purpose of the report is to update on the following:

- The progress on number and type of Section 106 (s106) agreements signed and administered 2005-2013.
- The distribution of the s106 funds received by the Council;
- The amount of Section 106 (S106) contributions received from 2005-2013
- The amount of S106 contributions spent within 2005-2013
- The current financial position on what is unspent/unallocated/allocated; and
- The Mayoral Community Infrastructure Levy.

1.2. The report and its appendices provide an update on the management and administration of planning obligations and set out the progress on unspent funds. The financial year is defined from the 1st April to the 31st March. This report provides the most up to date spend information as at 31st March 2013.

2. Introduction

2.1. Planning Obligations and s106 Agreements are important in helping to support the Council's objectives and the regeneration of Haringey. Since 2005 the Council has signed 199 s106 Agreements and has to date received a total of £17,800,196 for infrastructure and public realm improvements. In addition 1,304 new affordable homes have been built to help meet housing need with more in the development pipeline.



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2.2. Officers seek not only to secure the best deal for the Council during the planning process itself, but also to identify schemes which the money can be used to fund infrastructure projects within the borough. This year the Council has collected £187,789 of the contributions that have been triggered, that is to say when the developer has become obliged to pay them. This figure is considerably less than the last year when we collected £4.2m. This was due to receiving contributions from a number of major schemes which were triggered for payment.

2.3. This report provides an update on the management and administration of the Council's planning obligation responsibilities.

3. Recommendations

3.1. It is recommended that this report be forwarded to the Regulatory Committee for their information.

4. Executive Summary

4.1. As at 31st March 2013, 199 S106 planning agreements have been agreed in Haringey. These placed a financial obligation on developers to the total value of **£39,735,714**. In addition: -

- 59 agreements required the specific provision of on-site affordable housing.
- 50 agreements placed specific restriction on development to safeguard the development and surrounding area (i.e. restriction of use class, residents parking restrictions, health care restrictions and hostel/homeless restrictions).

4.2. *Financial Obligations* - Planning Obligations (Section 106 Agreements) support the objectives and delivery of Haringey spatial and regeneration plans, the Sustainable Community Strategy and a number of related strategies and plans including transport, parks and leisure, education and community facilities. To date:

- **£39million** S106 funds have been negotiated 2005-2012;
- **£17million** has been received;
- **£12million** has been spent;
- **£5million** remains to be spent with project plans in plan for their use; and
- The Council has collected **£94k** towards the Mayoral CIL and received **£3k** in monitoring costs.

4.3. *Affordable Housing* - since 2005, a total of **1,304** affordable housing units have been delivered exclusively through S106 planning agreements.

4.4. The Council's programme managing of s106 is delivering on target. £17m has been received, £12m has been spent and £5m remaining to be allocated for spend. The contribution of £1m from the New River Village Development has been committed for spend with £317k remaining to be spent. At present, there is some uncertainty on the implementation of a number of planning permissions due to the economic downturn with schemes now being unviable. This will have an impact on the level of S106 collected from previously negotiated agreements.

4.5. Of the £39million negotiated £1.8million will not be received due to Agreements expiring.



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- 4.6. Where there is non-compliance from developers, the Council follows a procedure for legal action. Over the last year, our cases were pursued by Legal for non-compliance and phased payment plans have now been negotiated. The amount triggered but not paid which the Council is pursuing through legal services has decreased from £137,000 as at November 2011 (the previous report) to £50,000 this year.
- 4.7. There is less s106 funding available to pool than in previous years. This is where funds can be spent anywhere within the borough and are not legally specific to the development site. The main categories that can be pooled are education and employment. These categories contribute towards supporting local people and improving opportunities/facilities within the borough.
- 4.8. Planning staff are in regular contact with all lead officers from other Services with regards to allocating/spending S106 contributions. Officers have to ensure that the spending of these contributions is programmed within their work programmes, ensure that funds will be spent where legally obliged and to ensure that the Council does not have to return these funds back to the developer if not spent before the expiry date. Due to budget cuts within the Council and some departments being downsized, it has taken some officers with reduced staffing levels longer to commit/submit project plans for spend especially when they have other work priorities to implement.

5. Background information

- 5.1. Under Section 106 of the Town and Country Planning Act 1990, Planning Agreements have generally been used to mitigate harm that may be caused by a development. They are negotiated as part of the planning application process. The Act allows Local Planning Authorities and developers to negotiate a range of obligations under such agreement. These obligations, known as s106 Planning Obligations, have either:
 - Established a financial obligation which the developer must make;
 - Required specific works or actions to take place (e.g. to provide affordable housing); or
 - Been restrictive in nature (prevented a developer from doing something)
- 5.2. Planning Obligations (Section 106 Agreements) are legally binding agreements entered into between a local authority and the owners or developers of schemes granted planning permission. s106 Agreements negotiate both physical and financial obligations which the Council is required monitor. Supplementary Planning Guidance 10a "The Negotiation, Management and Monitoring of Planning Obligations", sets out Haringey's approach and strategy for planning obligations.
- 5.3. The appendices to the report provide a full update on the following areas:
 - A Budget Breakdown which shows the flow of funds during 2005-2013 and a further breakdown of contributions not received.
 - A further breakdown showing contributions available to spend by infrastructure type.
 - Maps showing location of development sites benefitting from s106 funding.
 - Progress of unspent s106 funding
 - Status of s106 Agreements which shows the current position of Agreements not implemented and implemented (not spent).
 - SPG 10a – Negotiation, Management and Monitoring of Planning Obligations.

6. Current financial position on what s106 is unspent/unallocated/allocated



Haringey Council

- 6.1. The current financial position on the **£5million** that remains to be spent is provided in Appendix 4 and 5 to the report.
- 6.2. **Appendix 4** shows the progress on the funds we've collected but not yet spent, with the departments responsible for implementing the agreed s106 actions. It shows:
 - A breakdown indicating how much s106 contributions are unspent;
 - How many agreements make up the total amount not allocated;
 - Whether the contribution can be pooled or not;
 - Whether project plans have been identified; and
 - When the contribution has to be spent by. It also informs who the lead officer for spend is within each Service.
- 6.3. Many contributions received have to be spent within 5/7 years of receipt from a Developer. If contributions are not spent by its expiry date Developers can request their contribution to be reimbursed. The Council has not had to repay any contributions received from Developers to date.
- 6.4. **Appendix 5** shows the current status of Agreements implemented (commenced on-site) with remaining contributions not spent. It shows funds committed for spend (projects identified – shaded **red**) and those which are not (projects not identified – shaded **green**).
- 6.5. It also shows the current status of Agreements not implemented (not commenced on-site) from which notionally the Council could receive another **£15.6 million**. Please note, however, that the signing of a legal agreement does not always lead to the receipt of a financial contribution. An applicant has 3 years with which to implement the planning permission. Some planning permissions are never implemented and expire, with the obligations never triggered. Since 2005 £1.8million has expired. Other agreements may be superseded by new applications for the same sites with new s106 agreements being signed. The total of £10.5million has been superseded. The Council undertakes sites visits to ascertain whether planning permissions have been implemented, as some applicants/developers do not inform the Council of commencement.
- 6.6. A more detailed update is provided below on s106 Agreements for Major Sites and on s106 Spend by Category.

7. Update on s106 Agreements for Major Sites

- 7.1. **New River Village** – The Council held £1m from the New River Village Agreement which was to be spent within the Haringey Heartlands Development Framework Area. This contribution received approval from Cabinet Committee in December 2011 to commit the spending of £1m secured in respect of the development. The Council has spent £682k on improvements in and around the Haringey Heartlands Regeneration area on educational purposes, access and playing field improvements and Hornsey High Street lighting improvements in 2012. Of the remaining amount £100k will be spent this financial year 2013-2014 on Campsbourne environmental and community streets works with a further £220k scheduled to be within Alexandra Palace.
- 7.2. **Hale Village** – Planning permission was granted for the development at Hale Village in 2007/8 with total s106 contributions of £7.8m. Although the development had commenced on site, the amount had not been recovered as the developers were experiencing financial difficulties. The Agreement was re-negotiated in 2011-12 with a potential total s106 contribution of £10m. A total of £3.1m was triggered and has been received for Transport



Haringey Council

infrastructure. £438k has been spent on highway works within the immediate vicinity of the development site, with the remaining contribution to be spent on the Tottenham Gyratory.

- 7.3. **Wards Corner** - The s106 Agreement for Wards Corner which negotiated contributions of £406,650 was signed in 2008-2009, however, the planning permission was quashed by a Judicial Review. The new Agreement signed 2012-13 for a large mixed residential and commercial development, negotiated s106 contributions of £304,150. The planning permission for the new agreement has not been implemented as they are subject to a possible Judicial Review.
- 7.4. **Tottenham Hotspur Football Stadium** - An application was received for the demolition and comprehensive redevelopment of a stadium with hotel, retail, museum, offices and housing, together with associated facilities including the construction of new and altered roads, footways, public and private open spaces, landscaping and related works. The planning application was granted at Committee on the 30th September 2010. The s106 Agreement was signed at the end of Sept 2011, (potential £16m). A subsequent planning permission was granted in March 2012 with a revised s106 Agreement, which replaced the original Agreement. The report went to Planning Committee on the 13th February 2012 recommending a reduction of the potential £16m s106 obligations as the previous scheme was not financially viable. It was agreed that the Council will receive £1,390,000 in respect of highway works and design/implementation of the CPZ, if the letting of the Stadium Contract had not occurred by the 1st September 2018.
- 7.5. **Coronation Sidings** – Planning permission was granted and the s106 Agreement has been signed for the development at Coronation Sidings and the Stabling Site west of the Hornsey Light Maintenance Depot on the 5th December 2011. This Agreement negotiated £300k of S106 contributions of which all has been received. Economic Regeneration and the Housing, Design and Major Projects Teams are currently working on plans to spend this contribution.
- 7.6. **Clarendon Square & Haringey Heartlands** – The outline planning application for a mixed use development was granted with the S106 Agreement being signed on the 21st March 2012. This Agreement negotiated £8m which will be paid to the Council in phased stages of the development.

8. Update on s106 Spend by Category

- 8.1. **Sustainable Transport** – The Council currently holds **£1.5m** contributions for highway, traffic calming schemes, cycling works and general transport infrastructure projects. The Council will be working with Transport for London (TfL) to spend £1.08m of this contribution received from the Hale Village s106 Agreement on works to the Tottenham Gyratory. Other project plans are in place to spend the remaining funds in 2013-15.
- 8.2. **Affordable Housing** – The negotiation of contributions for the provision of off-site affordable housing is an exception. However, the Council currently hold **£222k** to provide affordable housing in the western part of the borough. The Housing, Design & Major Projects Team plan to expend the contribution 2013-14.
- 8.3. **Recreation** - There is **£73k** specified for open space improvements in the Wood Green area. Recreation Services have drawn up proposals to spend this contribution within Wood Green Common, Nightingale Gardens and Barratt Avenue. Details of the proposed scheme are being finalised for expenditure in early 2013-14.



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- 8.4. **Car-free Development** – The Council currently holds **£5k** for amending the Traffic Management Order and updating the Council's parking database.
- 8.5. **Environment/Other Site Specific** – The Council holds **£2m** of environmental improvements contributions. These funds have to be spent within the vicinity of the development in accordance with the agreements. £1.5m will be spent in conjunction with TfL on the Tottenham Gyratory. Action plans for these sums are in place and is likely to be spent by 2013-15.
- 8.6. **Education Pool** – There is currently **£511k** held for education. These funds are specified for capital works on providing educational facilities and equipment for schools throughout the Borough. This sum is expected to be spent by 2015-16.
- 8.7. **Employment/Local Labour** – The Council is in receipt of **£267k** towards employment/local labour initiatives. These funds are to be used towards securing training and supporting local employment opportunities as part of the Jobs for Haringey Scheme. The scheme is a programme jointly funded by the Council and the Mayor of London to support unemployed local people into sustainable employment. The Economic Regeneration Team plan to expend the contribution during 2013-14.

9. The Mayors Community Infrastructure Levy (CIL) – Collection

- 9.1. The Mayor has approved a new charge/levy that will be paid by most new developments as of the 1st April 2012. The levy is calculated according to the amount of additional floorspace a new development will produce. Haringey's rate is £35 per square metre. The money raised will go towards London's share of the Crossrail funding package agreed by the Government. The levy is collected by the Council once development commences. Since the introduction of CIL, 31 developments from April 2012 to the end of March 2013 are liable totalling **£688,400**. Commencement Notices have been received from 10 developments with payment received from 9. The Council has collected **£94,642** towards the Mayoral CIL. This includes **£3,785** which is 4% of the overall total collected which remains within the Service.

10. Financial Comments

- 10.1. Section 106 monies represent a significant source of funding for the Council, supporting both the Councils Capital programme and wider priorities. Thus it is important that funding from this source is maximised where possible and that robust monitoring procedures are in place to ensure that all monies due are received promptly. As the Community Infrastructure Levy largely replaces s106 in coming years, the Council needs to ensure that the future infrastructure funding needs are fully taken account of in any Levy setting process.
- 10.2. Developers are also required to contribute a cost of up to 5% of all monies agreed, for the cost of monitoring and administering s106 funding. It is expected that around £300,000 will be held from this source at year end, these monies fund relevant posts within Planning, Regeneration and Economy.

11. Head of Legal Services and Legal Implications

- 11.1. N/A

12. Equalities and Community Cohesion Comments



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12.1. N/A

13. Head of Procurement Comments

N/A

14. Policy Implications

14.1. Planning Obligation and s106 Agreements support all elements of the Haringey Unitary Development Plan, the Haringey Sustainable Community Strategy and a number of related Strategies and plans including transport, parks and leisure, education and community facilities.

14.2. Haringey's Supplementary Planning Guidance SPG 10a on Planning Obligations is attached as Appendix 6. The SPG sets out the framework for negotiating planning obligation (s106 contribution) from developments. The Planning Committee decides on how s106 funds will be spent according to national and local Planning Policy.

15. Use of Appendices

- **Appendix 1** - The Budget Breakdown which shows the flow of funds during 2005-2013 and a further breakdown of contributions not received.
- **Appendix 2** - The overall Budget Summary by infrastructure type.
- **Appendix 3** - Maps showing location of development sites benefitting from s106 funding.
- **Appendix 4** – Progress of unspent s106 funding
- **Appendix 5** – Status of s106 Agreements which shows the current position of Agreements not implemented and implemented (not spent).
- **Appendix 6** - SPG 10a – Negotiation, Management and Monitoring of Planning Obligations.

16. Local Government (Access to Information) Act 1985

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Appendix 1

Section 106 Monitoring - Pre 2005 - March 2013

Budget Breakdown - Table 1

Year	No of Signed Agreements	Negotiated (excluding Superseded Agreements)	Received (to date)	Spent (to date) from Received Funds	Received & Not Allocated (including Admin)	Received Admin Contribution	Total Not Allocated (excluding Admin)
Pre 2005	27	4,240,198.80	4,216,514.79	3,884,174.79	332,340.00	0	332,340.00
2005-06	26	2,799,562.66	2,171,053.09	2,129,053.09	42,000.00	0	42,000.00
2006-07	20	1,512,031.79	1,433,155.18	1,364,655.49	68,499.69	0	68,499.69
2007-08	25	3,023,302.65	2,323,348.29	2,128,418.66	194,929.63	115,929.63	79,000.00
2008-09	21	764,722.00	480,413.62	394,084.51	86,329.11	15,740.96	70,588.15
2009-10	18	3,075,147.14	2,240,491.14	1,678,026.26	562,464.88	101,723.11	460,741.77
2010-11	17	828,641.87	530,832.47	479,692.34	51,140.13	32,758.13	18,382.00
2011-12	28	19,527,281.62	4,216,599.02	655,450.00	3,561,149.02	46,809.00	3,514,340.02
2012-13	17	3,964,826.16	187,789.00	0	187,789.00	16,878.00	170,911.00
Total	199	39,735,714.69	17,800,196.60	12,713,555.14	5,086,641.46	329,838.83	4,756,802.63

The Council was in receipt of £1,005,000.00 from two S106 Agreements signed pre-2005. £1m derived from the New River Village Agreement which is to be spent within the Haringey Heartlands Development Framework Area. A report was approved at the Cabinet Committee on the 20th December 2011 for the contribution to be committed for expenditure. £682k has been spent from the New River Village agreement and £5k has also been spent.

Contributions "Not Received", indicated in Table 1 above, show the figures deriving from Agreements which have either been superseded, the planning permission has expired, planning permission has not been implemented or contributions are outstanding. A further breakdown is shown in Table 2 below.

S106 Monies Not Received Breakdown

Contributions “Not Received” show the figures deriving from Agreements which have not been implemented or contributions are outstanding.

Table 2

Year	(A) Not Implemented	(B) Outstanding (Development commenced, contribution not triggered yet)	(C) Outstanding (Development commenced, being renegotiated)	(D) Outstanding (Development commenced, contributions not been paid - refer to Legal)	(E) Outstanding (Development commenced, continue to monitor, Legal not needed yet)
2005-06				23,909.57	
2006-07					
2007-08				26,500.00	
2008-09	1,897,518.38	172,135.00			
2009-10	887,545.00				
2010-11	347,022.45	30,000.00			
2011-12	8,201,682.60	7,111,000.00			
2012-13	787,036.16	2,990,001.00			
Total	12,120,804.59	10,303,136.00	0.00	50,409.57	0.00

Points (A)-(E) below explains the breakdown further.

- (A) Not Implemented - means permission granted, still within implementation period (3/5 years or extensions for conditions) but the permission not yet triggered/started on site. These funds may still be received.
- (B) Outstanding Not Triggered - Planning permission granted, schemes have commenced and some S106 may have been received, but not all and we are waiting for the appropriate trigger to collect the funds. We are likely to receive these funds.
- (C) Outstanding Renegotiated - permission granted but there is a default in payment, (although some may have been paid) and the scheme's S106 is being renegotiated.
- (D) Outstanding Refer to Legal - permission and s106 signed and triggered - but there is a default - not significant enough for us to renegotiate. Legal are writing/have written to the agreement signatories. Phased payments have been agreed.
- (E) Outstanding - Monitor - permission and s106 signed and triggered. Schemes have missed payment on an early letter for payment from us but they are not out of the time period in which in which it is reasonable to pay.

The table shows that the Council will receive £12m if schemes are implemented, £10.3m when payment triggered from developments which have commenced and Legal Services have negotiated phased payments with £50k remaining to be collected.

Appendix 2

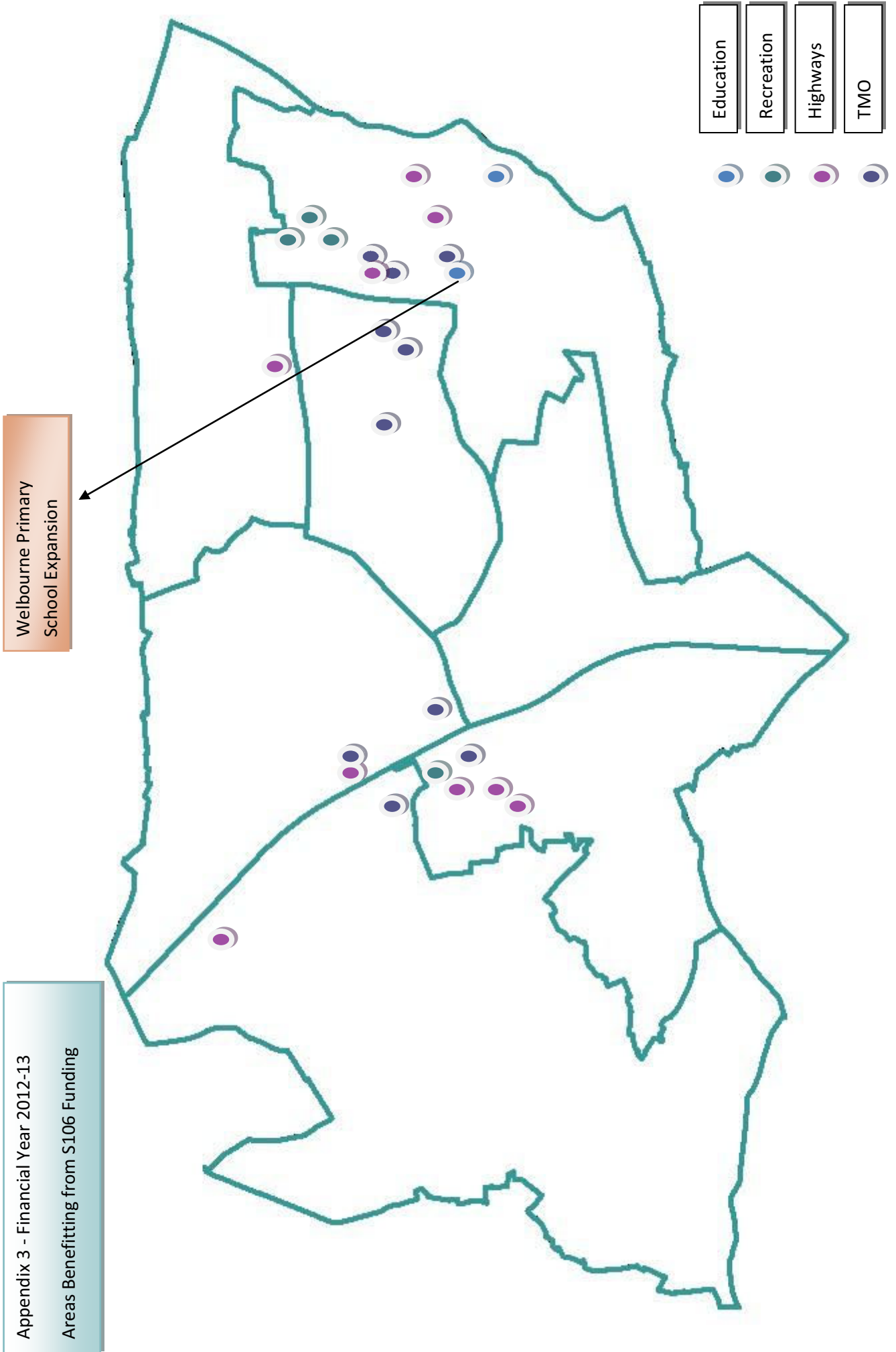
Further Breakdown

This table is a summary which shows the overall total of contributions available for spend by category.

	Received	Spent	Not Allocated
Admin & Monitoring	1,049,635.72	719,796.89	329,838.83
Education Pool	6,077,554.78	5,566,442.10	511,112.68
Education (Site Specific)	154,000.00	154,000.00	0.00
Environment Pool	935,002.00	935,002.00	0.00
Environment (Site Specific)	4,835,893.32	2,772,918.32	2,062,975.00
Highways	3,059,719.01	1,530,745.83	1,528,973.18
Employment	337,500.00	70,000.00	267,500.00
Recreation	93,500.00	20,000.00	73,500.00
TMO (Car-Free)	17,150.00	12,150.00	5,000.00
Affordable Housing	1,147,741.77	925,000.00	222,741.77
Campsbourne Playscheme	7,500.00	7,500.00	0.00
Public Art	5,000.00	0.00	5,000.00
Traders Sum - Wards Corner	0.00	0.00	0.00
Misc / Spurs	0.00	0.00	0.00
Heartlands Master Planning	80,000.00	0.00	80,000.00
West Green Improvements	0.00	0.00	0.00
Healthcare	0.00	0.00	0.00

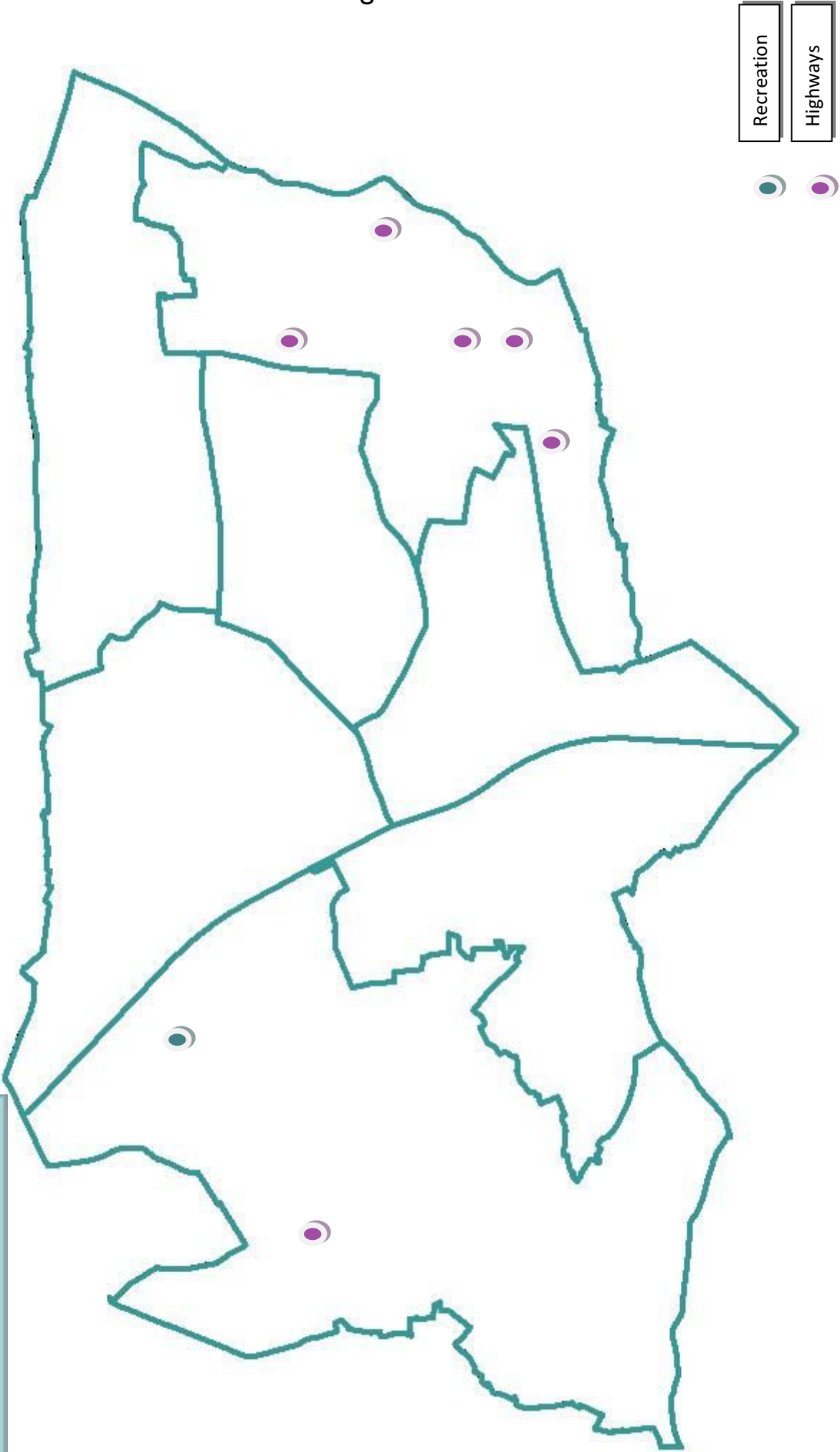
Total	17,800,196.60	12,713,555.14	5,086,641.46
		minus Admin	329,838.83
			4,756,802.63

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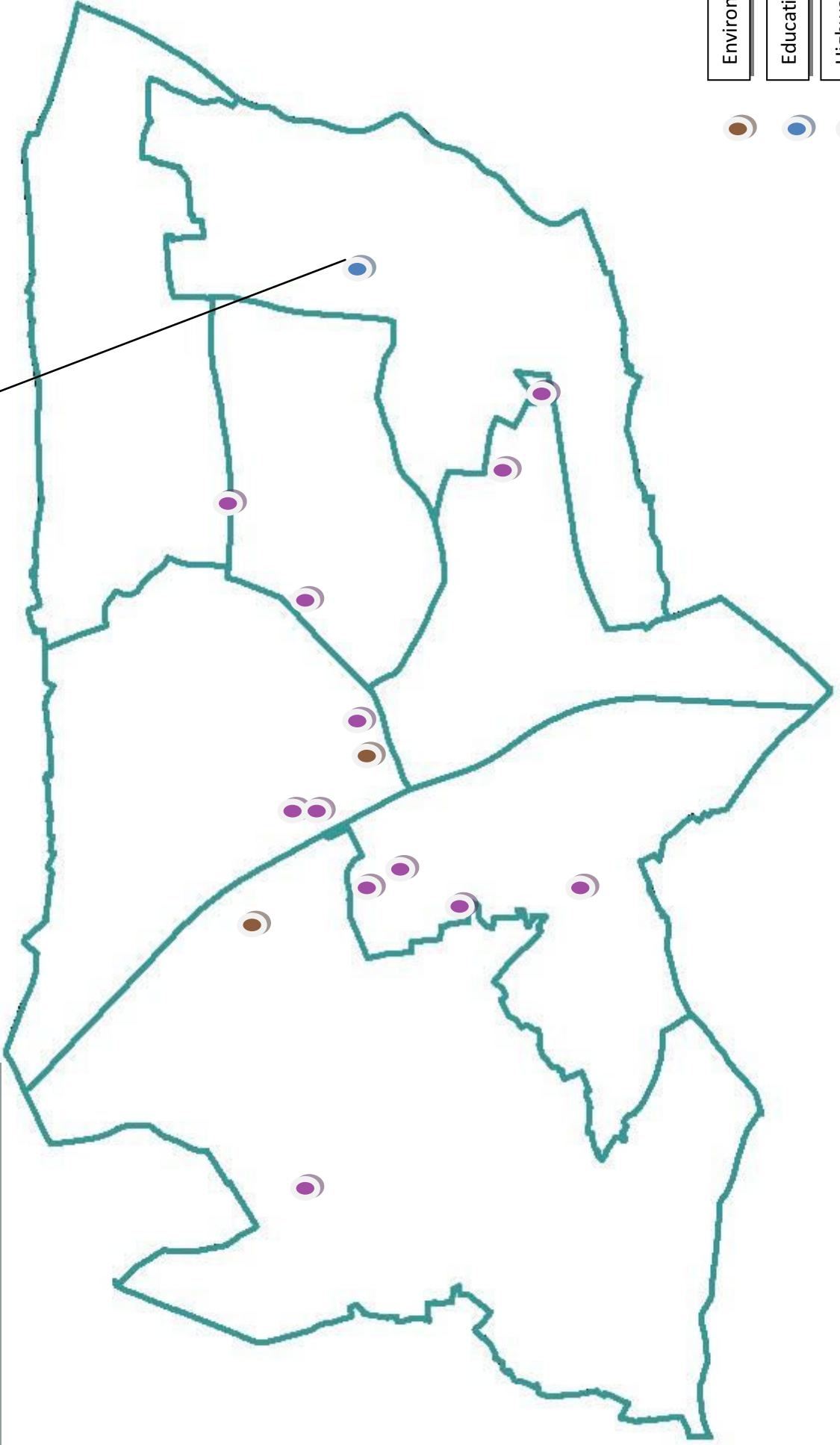
Appendix 3 - Financial Year 2011-12

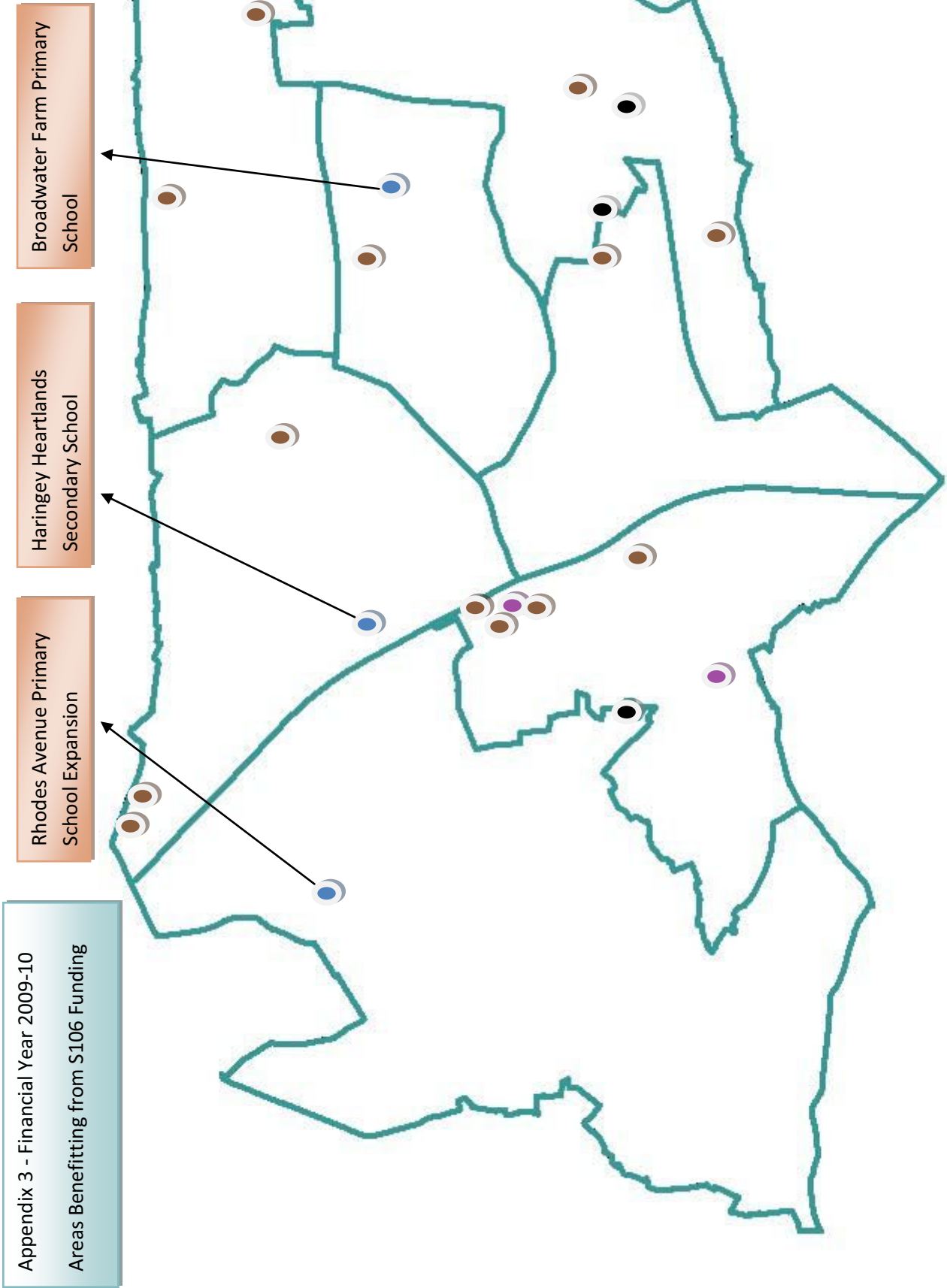
Areas Benefitting from S106 Funding



Mulberry Primary School
Capital Works

Appendix 3 - Financial Year 2010-11
Areas Benefitting from S106 Funding





Appendix 3 - Financial Year 2009-10
Areas Benefitting from S106 Funding

Appendix 3

Actual S106 Yearly Spend

	Financial Year				
Obligation Type	2012/13	2011/12	2010/11	2009/10	TOTAL
Admin	63,682.43	183,347.70	148,000.00	148,000.00	543,030.13
Education	1,878,470.23		1,203,282.05	2,816,877.09	5,898,629.37
Highways	962,745.83	224,000.00	270,000.00	95,000.00	1,551,745.83
Recreation	42,660.00	12,148.35	20,000.00		74,808.35
Environment			60,000.00	123,655.75	183,655.75
Traffic Management	8,750.00			3,200.00	11,950.00
Housing				231,112.00	231,112.00
Sites Team				25,000.00	25,000.00
TOTAL	2,956,308.49	419,496.05	1,701,282.05	3,442,844.84	8,519,931.43

Appendix 3**S106 Contributions Spent by Ward – 2012-13**

Ward	Amount	Infrastructure Type	Where Spent	Total
Bounds Green	30,000.00	Highways	Raised entry table with footway build-outs and carriageway resurfacing within Bounds Green Industrial Estate	30,000.00
Bruce Grove	1,000.00	TMO	Towards the cost of amending the Traffic Management Order Database	
	1,000.00	TMO	Towards the cost of amending the Traffic Management Order Database	
				2,000.00
Hornsey	500,000.00	Education	Alexandra Sports Club - Drainage and improvements works to pitches in Alexandra Park & refurbishment of Sports Club changing facilities. Heartlands Secondary School - New build secondary School.	
	180,000.00	Highways	Re-lighting of Hornsey High Street & Church Yard.	
	2,660.00	Recreation	Landscape Architectural Services: path leading from Newland Road to Alexandra Palace Station.	
				682,660.00
Muswell Hill	121,457.44	Highways	Footway resurfacing, vehicular crossover, guardrail extension and street lighting improvements in the vicinity of the Former Hornsey Central Hospital, Park Road, N8	
	32,648.39	Highways	Footway resurfacing and lighting improvement works on Wood Vale to Park Road path	
				154,105.83
Noel Park	750.00	TMO	Towards the cost of amending the Traffic Management Order Database	
	1,000.00	TMO	Towards the cost of amending the Traffic Management Order Database	
				1,750.00

Ward	Amount	Infrastructure Type	Where Spent	Total
Northumberland Park	20,000.00	Highways	Footway repaving, removal of the redundant vehicle crossovers, upgrading of existing road markings and provision of new street name plate and parking signs on Birkbeck Road and Bruce Castle Road, N17	20,000.00
Tottenham Green	15,000.00	TfL	Planting 11 new trees at the junction of Broad Lane, N15 and Ferry Lane and 1 tree on the Island site between Station Road, N17 and The Hale, N17	
	1,000.00	TMO	Towards the cost of amending the Traffic Management Order Database	
	1,000.00	TMO	Towards the cost of amending the Traffic Management Order Database	17,000.00
Tottenham Hale	1,363,470.00	Education	Primary School Expansion at Welbourne School	
	25,000.00	Recreation	Hartington Park Masterplan - footway and lighting improvement	
	10,000.00	Recreation	Hartington Park Masterplan - footway and lighting improvement	
	5,000.00	Recreation	Hartington Park Masterplan - footway and lighting improvement	
	1,000.00	TMO	Towards the cost of amending the Traffic Management Order Database	
	1,000.00	TMO	Towards the cost of amending the Traffic Management Order Database	
	438,000.00	Highways	Local Transport Infrastructure Improvements	
	15,000.00	Education	Refurbishment of an existing open access play facility with an all weather multi use games area surface and play equipment on Ferry Lane Estate	
	25,640.00	Highways	Provision of new highway layout on the High Road, N17 near Aldi Stores	1,884,110.00
Woodside	100,000.00	Highways	Provision of 2 raised crossings, street lighting relocation and improvements, footway and carriageway resurfacing and footway extension in the vicinity of Watsons Road, N22.	
	1,000.00	TMO	Towards the cost of amending the Traffic Management Order Database	101,000.00
			Monitoring Costs Spent	63,682.43
				2,956,308.26

S106 Contributions Spent by Ward – 2011-12

Ward	Amount	Infrastructure Type	Where Spent	Total
Bounds Green	12,148.35	Recreation	The installation of play features, defensive planting, tree planting and minor pathworks.	12,148.35
Fortis Green	82,000.00	Highways	Raised zebra and pedestrian crossings, raised entry treatment, additional parking restrictions and improvements to signing and lighting within the immediate vicinity of the property by Eden Primary School, Creighton Avenue	82,000.00
Seven Sisters	20,000.00	Highways	Footway resurfacing and raised entry treatment in the vicinity of the former day nursery, Plevna Crescent, N15	20,000.00
Tottenham Green	8,000.00	Highways	Joint funding with development on Herbert Rd, N15, spent on creation of speed table, footway improvements and raised beds	33,000.00
	25,000.00	Highways	Joint funding with development at Rangemoor & Herbert Rd, N15 on creation of speed table, footway improvements and raised beds	
Tottenham Hale	49,000.00	Highways	Footway and carriageway surfacing, planting of 2 x trees and repositioning 2 x street lights on Hampden Lane	49,000.00
Monitoring Costs Spent				183,348.00
				379,496.35

S106 Contributions Spent by Ward – 2010-11

Ward	Amount	Infrastructure Type	Where Spent	Total
Crouch End	50,000.00	Highways	Footway improvements along Hornsey Lane, outside Roden Court	50,000.00
Fortis Green	25,400.11	Highways	Construction of Bell Mouth and Street Lighting improvements.	
	24,599.89	Highways	Footway reconstruction along Coppetts Road. Provision of traffic calming measures and highway improvements on Coppetts Road.	50,000.00
Hornsey	10,000.00	Highways	Extension of existing cycle lane and associated signing	10,000.00
Noel Park	20,000.00	Recreation	Ducketts Common Masterplan - Phase 1	
	60,000.00	Environment	Paving works outside Hollywood Vue Cinema, reconstruct granite tree pit and drainage channel, remove/relay road markings and anti skid on pedestrian crossing outside Spouters Corner PH and provision of cycle facilities.	
	25,000.00	Highways	Reconstruct footways, construct dropped kerbs, upgrade lighting, replace road signs, refresh road markings, plant 4/5 trees at Redvers Rd & Buller Road.	
	15,000.00	Highways	Cycle lane extension and highway improvements along Mayes Road towards Wood Green Shopping centre.	120,000.00
Northumberland Park	25,000.00	Highways	Improvement of the road and pedestrian links adjacent to the development at Waverley Road.	25,000.00
Seven Sisters	25,000.00	Highways	Footway reconstruction in Tavistock Rd, upgrade signs and markings in Tiverton Road, replace broken slabs and repaint bollards in Tiverton Rd.	

Ward	Amount	Infrastructure Type	Where Spent	Total
				25,000.00
Stroud Green	20,000.00	Highways	Improved footway & lighting around the vicinity of the site on Mount Pleasant Villas.	20,000.00
Tottenham Hale	1,203,282.00	Education	Capital works towards the provision of Mulberry Primary School	1,203,282.00
White Hart Lane	50,000.00	Highways	Implementation of cycle routes and improvements in the vicinity of the development on White Hart Lane, N17 including route signing.	50,000.00
			Monitoring Costs Spent	148,000.00
				1,701,282.00

Appendix 4

Progress on Unspent S106 Funds

Purpose	Not Allocated / Unspent	How many Agreements make up total	Can money from Agreements be pooled	Are there Project Plans Identified	When Money has to be spent	Lead Officer for Organising Spend
Admin & Monitoring	329,838.83	50	Yes	N/A	N/A	PR&E Service
Education Pool	511,112.68	10	Yes	Yes	5 by 2017 2 by 2018 3 no expiry date	Maggie Shields
Environment (Site Specific)	1,745,635.00	8	No	Yes	1 by 2013 2 by 2017 1 by 2018 1 by 2020 3 no expiry date	PR&E Service
Environment (Site Specific) New River Village	317,340.00	1	Yes	Yes	April 2014	PR&E Service
Highways / Transport (Site Specific)	1,528,973.18	16	No	Yes	1 by 2015 2 by 2016 9 by 2017 1 by 2018 1 by 2020 2 no expiry date	Danny Gayle
Recreation (Site Specific)	73,500.00	2	No	Yes	1 by 2017 1 no expiry date	Martin Hall
Employment	267,500.00	3	Yes	Yes	3 by 2017	Martin Tucker
Traffic Management Order (Car-Free Developments) (Site Specific)	5,000.00	5	No	N/A	4 by 2017 1 by 2018	Chris Roberts-Wray
Affordable Housing (West of the Borough Specific)	222,741.77	1	Yes	No	1 by 2016	Nick Powell
Public Art	5,000.00	1	Yes	No	1 by 2017	Anne Lippitt
Heartlands & Wood Green Masterplan	80,000.00	1	Yes	No	1 by 2017	Nick Powell
Total	5,086,641.46					
minus Admin	329,838.83					
	4,756,802.63					

Appendix 4

Implementation of spending S106 contributions

The planning application process will often identify general improvements/specific impact needs that the S106 must provide (e.g. specified footway improvements, increase in public open space/improvement in public open space; education improvements). These funds will be allocated to relevant council services to deliver either through a one off project or as part of an existing programme.

As each planning application is processed, (sometimes through pre application stage) internal consultation with Council Services, statutory consultees and neighbourhood consultation will throw up ideas and proposals for S106 headings covered in SPG 10a. Over time this process has led to some services developing improvement and project programmes that can be supported by S106 funding, (e.g. the education pool). Particularly in respect of unspent general improvement funds – the Planning Service will contact the relevant council services and ask them to develop a project.

Key Planning S106 tests are: “Relevant to Planning; Related to the proposed development and fairly and reasonably related in scale and kind to the proposed development”.

Lead responsibility for negotiation on all S106 lies with the Planning Service. This Service understands the importance of primarily bringing forward good development and ensuring that S106 requests do not make the proposal economically unviable and that they are only negotiated on schemes that are in principle policy compliant. Since the recession began in 2007/08 and the S106 Regulation change in April 2010, the Planning Service has been careful to only focus on negotiations on key impacts/site compliance and community infrastructure and less on general improvement categories such as “environmental improvements” since scheme viability is now critical and meeting the statutory obligation tests are now much more focused.

The Assistant Director (AD) of Planning, Regeneration & Economy has delegated power to allocate S106 funds. The AD and his staff ensure the spend meets government guidance, Haringey SPG Guidance and the terms of the specific legal agreement. Planning staff do not release funds until an appropriate project and cost details are presented by the council services allocated the funding.

Responsibility for developing projects, carrying out any necessary public consultation and securing authorisation to spend rests with the Council Services who spend the S106 funds.

Planning staff are in regular contact with all lead officers (identified in the table above) from other Services with regards to allocating/spending S106 contributions. Lead officers are aware that if contributions are not spent within the expiry date a Developer can request their contribution back from the Council.

Year S106 Signed	Planning Application No	Site Address	Date S106 Signed	Planning Permission Expiry Date	Admin & Monitoring	Education Pool	Environment Improvement	Traffic Mgt. Order/CPZ (Car-free)	Highways	Off-site Affordable Housing	Recreation / Landscaping / Open Space	Traders / Financial Sum (Wards Cntr)	Index Payment	Misc - Spurs	Local Labour / Employment	Healthcare Improvement Fund	West Green Rd Improvement Fund	Total Not Received
2009/10	HGY/2009/0181	579C High Road, N17	12-Jun-09	12-Jun-12	2,000.00					40,000.00								42,000.00
	HGY/2009/0598	Bounds Green Industrial Estate, The Ringway, N11 (Superseded - delete)	06-Jul-09	06-Jul-12	500.00					30,000.00								30500.00
	HGY/2008/2319	Nightingale PH, 40 Nightingale Lane, N8 (Superseded - delete)	27-Jul-09	27-Jul-12	2,018.00	20,371.00												22,389.00
	HGY/2009/1593	159 Tottenham Lane, N8 (Superseded - delete)	22-Dec-09	22-Dec-12	13,000.00	67,000.00	100,000			25,000.00	425,000.00							630,000.00
		9BT - Application received (21.11.12) for extension of the pp (decision pending)																
2010/11	HGY/2009/1532	624 High Road, N17	18-Jan-10	18-Jan-13		183,109.52				29,375.00								212,484.52
		Minus index payments received & spent											49,828.52					49,828.52
	HGY/2009/2140	500 White Hart Lane, N17	12-May-10	12-May-13			5,000.00											5,000.00
	HGY/2009/1830	Land at the r/o Corbett Grove, N22 8DQ (Superseded - delete)	29-Jul-10	29-Jul-13		49,380.00												49,380.00
	HGY/2009/1122	700-702 High Road, N17 OAE	06-Aug-10	06-Aug-13		70,000.00				30,000.00								100,000.00
2011/12	HGY/2009/1980	7A Tynemouth Terrace, Tynemouth Road, N15	29-Nov-10	29-Nov-13		27,600.00		1,000.00										28,600.00
	HGY/2010/0500	Hornsey Town Hall, The Broadway, N8 9JJ	10-Dec-10	10-Dec-13				60,000.00										120,000.00
	HGY/2010/1011	115-119 Park Road, N8	17-Feb-11	17-Feb-14	1,303.05	26,061.00												27,364.05
	HGY/2010/1883	Monkridge, 81 Crouch end Hill, N8	21-Feb-11	21-Feb-14		17,275.00												17,275.00
		Minus index payments received & spent											596.60					596.60
2011/12	HGY/2010/1161	125-127 West Green Road, N15	12-Aug-11	12-Aug-14		44,764.00				7,668.60								52,432.60
	HGY/2010/1000	Tottenham Hotspur Football Stadium Site and Associated Land - (Superseded - delete)	20-Sep-11	20-Sep-14	130,000.00	1,200,000.00					50,000.00			735,000.00	200,000.00			2,315,000.00
	HGY/2011/0998	225 Archway Road, N6	23-Sep-11	23-Sep-14				1,000.00										1,000.00
	HGY/2009/1131	Alexandra Works, 50 Clarendon Road, N8	30-Sep-11	30-Sep-14			20,000.00	1,000.00										21,000.00
	HGY/2011/1566	550 White Hart Lane, N17 (Superseded - delete)	05-Dec-11	05-Dec-14			10,700.00								20,000.00			30,700.00
2012/13	HGY/2011/1889	606 Lordship Lane, N22 (Superseded - delete)	27-Mar-12	27-Mar-15		20,729.38		1,000.00										21,729.38
	HGY/2011/2229	274 Archway Road, N6	30-Mar-12	30-Mar-15		33,000.00		1,000.00										34,000.00
	HGY/2011/1172	270 Archway Road, N6	10-Jan-12	10-Jan-15				1,000.00										1,000.00
	HGY/2011/0905	72-96 Park Road, N8	30-Mar-12	30-Mar-15	3,152.00	53,098.00	10,000.00	1,000.00										67,250.00
	HGY/2011/1358	677 Green Lanes, N8	29-Mar-12	20-Sep-15		24,000.00		1,000.00										25,000.00
2012/13	HGY/2009/0503	Clarendon Square & Harringey Heartlands Wards Corner	21-Mar-12	21-Mar-15	50,000.00	5,250,000.00	500,000.00		1,000,000.00		500,000.00				200,000.00	500,000.00		8,000,000.00
	HGY/2012/0915		11-Jul-12	11-Jul-15	8,850.00			1,000.00				144,300.00					150,000.00	304,150.00
	HGY/2011/0551	Land Adj. to 110 Broad Lane, N15	04-Sep-12	04-Sep-15		33,542.48		1,000.00										34,542.48
	HGY/2012/0214	Land r/o Corbett Grove, N22	22-Nov-12	22-Nov-15	3,145.00	62,903.00												66,048.00
	HGY/2012/1258	Nightingale PH, 40 Nightingale Lane, N8	06-Dec-12	06-Dec-15		20,371.00			6,900.00									27,271.00
2012/13	HGY/2011/1597	673 Lordship Lane, N22	20-Dec-12	20-Dec-15	1,000.00		25,000.00	1,000.00	3,000.00						5,284.68			35,284.68
	HGY/2011/1576	Channing School, The Bank, Highgate, N6	24-Dec-12	24-Dec-15					20,000.00									20,000.00
	HGY/2012/1983	Lawrence Road, N15	11-Jan-13	11-Jan-16	10,710.00	837,000.00		45,000.00	128,000.00		100,000.00				40,000.00			1,160,710.00
	HGY/2010/1175	Furnival House, 50 Cholmeley Park, N6	15-Nov-12	15-Nov-15	4,500.00	72,791.00		1,000.00	50,000.00	1,080,000.00								1,208,291.00
	HGY/2012/0054	29-31 Ajmer Road, N2	21-Dec-12	21-Dec-15		30,000.00	20,000.00				30,000.00				2,500.00			82,500.00
2012/13	HGY/2012/0770	Land at Lymington Avenue, N22	26-Feb-13	26-Mar-16		335,000.00	80,000.00	1,000.00	80,000.00		85,000.00				17,500.00			598,500.00
	HGY/2012/1373	Forrester House, 52 Bounds Green Road, N11	28-Feb-13	28-Feb-16			6,200.00								4,040.00			10,240.00

Appendix 5

S106 Status

Developments Not Commenced

[illegible]

15,680,066.83

Index payments are additional funds received and spent from original agreed sums. These can be collected on late payments.



Haringey Unitary Development Plan Consultation

Supplementary Planning Guidance (SPG) Planning Obligations

SPG 10a The Negotiation, Management and Monitoring of Planning Obligations (Adopted 2006)

1. INTRODUCTION

- 1.1 In negotiating, managing and monitoring planning obligations the Council will have particular regard to the following: adopted Haringey Unitary Development Plan (1998) Policy Rim 1.1, Haringey UDP First Deposit Consultation (2003) Policy UD10, SPG11 – 14 (inclusive), and this supplementary guidance.
- 1.2 Supplementary guidance is provided below regarding the following:
 - Purpose of this guidance
 - What is a planning obligation?
 - Seeking and negotiating planning obligations
 - Policy framework
 - Procedures for negotiating planning obligations
 - Content of a planning obligation
 - Implementation, monitoring and enforcement of planning obligations
 - Monitoring
 - Enforcement.

2. PURPOSE OF THIS GUIDANCE

- 2.1 The Council has Unitary Development Plan policies concerning the seeking to secure community benefit from development proposals. These are Policy RIM 1.1 Community Benefit, in the adopted UDP (1998) and Policies UD10: Planning Obligations and CW2: Linking Community Facilities to New Developments, in the First Deposit Consultation UDP (2003).
- 2.2 This guidance provides a general overview for planning obligations, the procedures involved and matters that may be included in a planning obligation. Clarifying the use of planning obligations provides an indication of what the Council may expect from developers and therefore a better framework for discussion. More detail on specific types of planning obligations is contained in the following Planning Obligations SPG's:
SPG 11: Affordable Housing

SPG 12: Educational Needs Generated by New Housing
 SPG 13: Open Space
 SPG 14: Improvements to Public Transport Infrastructure and Services.

3. WHAT IS A PLANNING OBLIGATION?

- 3.1 The power to enter into a planning obligation is contained in section 106 of the Town and Country Planning Act 1990. There are two types of obligation, a planning agreement between the developer and the local authority or a unilateral undertaking by the developer. Unilateral undertakings are mainly used by developers at planning appeals in order to overcome objections to a proposal.
- 3.2 Planning obligations should only be asked for where they are:
- Necessary
 - Relevant to planning
 - Directly related to the proposed development
 - Fairly and reasonably related in scale and kind to the proposed development
 - Reasonable in all other respects.
- 3.3 A planning obligation can be used in four ways:
- i. To restrict the development or use of land in a specified way;
 - ii. To require specific operations to be carried out;
 - iii. To require land to be used in a specific way; or
 - iv. To require sums of money to be paid to the authority.
- 3.4 The purpose of planning obligations is to enable any adverse impacts of a development to be offset, to enhance the physical environment or to contribute towards local facilities. Where a development creates a need for extra facilities, for example new housing may create a need for extra school places, it is reasonable to ask developers to provide or contribute towards the provision of such facilities. It is only acceptable to ask if it would be wrong to allow the development without these facilities. Planning obligations can also be used to overcome difficulties that a development would create. For example a development may result in the loss of open space and therefore it may be reasonable to require the replacement of the open space. Obligations may also be used to improve infrastructure such as new public transport routes, access roads or improved measures for cyclists / pedestrians. All obligations are intended to benefit the local community.
- 3.5 Planning obligations run with the land therefore if ownership changes then the new owner would be bound by the obligation.

4. SEEKING AND NEGOTIATING PLANNING OBLIGATIONS

A. Policy Framework

- A.1 The paragraphs below set out a framework for the use of planning obligations, including when the Council would seek planning obligations, what matters are most likely to be included within an

obligation and the procedures involved. It is hoped that this will provide a clear indication for developers as to what the Council would expect in certain cases.

A.2 In Haringey, the Council, where appropriate, will seek planning obligations from development proposals under section 106 of the Town & Country Planning Act 1990. The Council will ensure that any planning obligations sought are necessary, relevant to planning, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects. Such obligations will be used to:

- Ensure there is satisfactory infrastructure to allow the development to proceed; and
- Offset the relevant adverse impacts on the environment, local economic conditions, social, recreational and community facilities that may arise from development, where the development might otherwise have been refused.

A.3 The Council will assess each application individually to determine if a planning obligation is needed and what matters it should address. All planning obligations sought must meet the tests set out above and in the circular 1/97. Where it is decided that a planning obligation is necessary the Council will fully justify their reasons for seeking an obligation.

A.4 The Council will ensure that a section 106 agreement will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal. Where appropriate conditions will be used, and these may also address those concerns described in paragraph 3.2 above.

A.5 To provide clarity for developers the type of obligation sought by the Council might include:

Obligation	Type of Development
Improvements to public transport, including new-build facilities e.g. bus stands, and funding of additional/extended services for specified periods	Employment / Retail / Development in areas of low public transport accessibility
Improvements to cycling and pedestrian routes and facilities	General
Adoption of travel plans	Employment/Retail/Education/Health/ Leisure
Parking measures such as: <ul style="list-style-type: none"> • Provision of off-street parking in the development or elsewhere • Management of off-street parking in compliance with policy • Contribution to introduction or maintenance of control of on-street parking 	General
Contributions to town centre management	Retail / Leisure / Employment / Community Facilities
Provision of crèches/nurseries related to the need of the workforce	Employment / Tourism / Leisure / Education / Health / Retail

Obligation	Type of Development
Employment training schemes	Employment
Measures ensuring local access to new jobs created	Employment
Education provision in areas where a shortage of school places exists or where development will create a shortage	Residential
Provision of affordable and special needs housing	Residential
Restricting the occupation of affordable and special needs housing to people falling within particular categories of need	Residential
Restricting the occupation of private sector hostels to those on the Council's housing list	Residential
Provision of health facilities	Residential
Provision of community facilities	Major new development
Improvements to the environment near to the development	General
Provision of new areas of open space or improvements to the access to existing open space	Major new development
Contribution to future upkeep and replacement of open space or community facilities	General
Retain and enhance areas of open space, natural habitats and trees	General
Protect or reduce harm to designated sites of nature conservation	General
Securing an acceptable balance of uses	Mixed use developments
Provision of flood attenuation measures	General
Provision of sustainable urban drainage systems	General
Provision of recycling facilities	General
Carrying out archaeological investigations or excavations	General
Improvements to signage and street furniture	General
Provision of public conveniences	General
Provision of public art	General

- A.6 The above table is not an exhaustive list any obligations necessary will depend on the application in hand. In certain circumstances, where the need arises it may be necessary to seek contributions not listed above. In the case of major individual sites suitable for redevelopment any planning obligations deemed necessary will be set out in planning briefs.
- A.7 For key regeneration sites in the Borough the necessity and type of planning obligations will be monitored by the Council's Strategic Sites Group. This group brings together the key officers in the Council with a role in relation to key sites. As appropriate major schemes negotiations will be reported to the relevant Council Committees, having regard as necessary to commercial confidentiality.
- A.8 Where it is necessary to prioritise planning benefits regard will be had to the Council's priorities, which are:
- Improve services – in particular health and social care

- Improving the most deprived neighbourhoods
- Create safer communities
- Improve the environment
- Raise achievement in education and create opportunities for life long learning.

B. Procedures for Negotiating Planning Obligations

- B.9** If planning obligations are considered necessary to allow a particular development proposal to go ahead then the planning officer will raise this with the applicant as soon as possible. Pre-application discussions are strongly encouraged but where these do not occur negotiations will take place as soon as possible after the planning application has been submitted.
- B.2** The case officer will be the main point of contact for negotiations. It will be the case officer's responsibility to discuss with other services (such as housing/education) what requirements if any they consider necessary. The case officer will then enter into negotiations with the applicant over the need for a planning obligation and the matters it should address. The case officer will normally conduct all negotiations unless a legal representative is needed to discuss a point of law.
- B.3** The planning application will be submitted to Planning Applications Sub-Committee with a resolution to grant planning permission subject to a section 106 agreement being entered into. The report to the Sub-committee will include the draft agreed heads of term as recommended by the Nolan Report "Standards in Public Life" 1997. The Council's legal service will normally only be instructed to draw up the planning obligations once a resolution to grant planning permission has been made by Sub-Committee.
- B.4** When the planning obligation is finalised all relevant parties must sign the document. The decision notice granting planning permission will only be released when the agreement has been agreed and sealed. A copy of the agreement will be placed on the Council's planning register. It should be noted that depending on the nature and complexity of the case it can take a considerable time to reach final agreement on the detailed terms of the agreement, and developers are asked to ensure that sufficient time and resources are made available in their programme. The Council will endeavour to deal with agreements as expeditiously as possible. Any significant changes to the heads of agreement will require re-submission to the Planning Applications Sub-Committee.
- B.5** The agreement will usually come into force when the planning permission is implemented, i.e. when the development commences. The start of development is defined as the date on which any material operation connected to the development starts such as the digging of foundations or the laying out of a road. This is in accordance with section 56 of the Town & Country Planning Act 1990. Occasionally it is necessary to provide for

specific obligations to come into force prior to or after the start of the development.

C. Content of a Planning Obligation

C.1 A valid planning obligation must include:

- identification of the land involved
- identification of the person entering the agreement and their interest in the land
- identification of the authority who will enforce the obligation

The planning obligation will also include:

- description of the development
- the type and amount of obligations the developer has agreed to, this may be in the form of actual works or financial contributions
- a trigger for when the benefits should be provided
- if financial requirements are provided the agreement may state a time limit within which the money should be spent
- definitions of terms used within the agreement
- provision for the legal costs of drafting the agreement to be met
- provision for any significant monitoring costs to be met.

5. IMPLEMENTATION, MONITORING AND ENFORCEMENT OF PLANNING OBLIGATIONS

5.1 As stated in paragraph 3.13 planning obligations will normally come into force once development has started. Most agreements provide that at this point financial contributions should be paid to the council and any physical works should commence. However, in some cases the obligation may state that payments should be phased. Such cases will need closer monitoring to ensure that all payments have been made over the agreed period. It is important that planning obligations are logged, monitored and accounted for in order to provide information for interested parties on the outcome of any agreement. This will help to ensure that the process is open and fair.

5.2 The Council has introduced arrangements to ensure detailed monitoring of planning obligations. The procedures for monitoring and enforcement are set out below.

A. Monitoring

A.1 When a planning obligation has been signed and a decision notice issued, copies will be sent to the monitoring officer. The monitoring officer will enter information relating to the planning obligation into a database for the purposes of monitoring. The system will record information such as:

- A reference number
- Address
- Description of development
- Planning obligation heads of term
- Amount of financial contribution
- Date development started

- Date money received
- Date money spent
- Works completed

A.2 The monitoring officer will liaise with building control and development control to determine when developments that have a planning obligation attached to them have started. Site visits will be conducted as appropriate to ensure that the developer carries out any physical works required by the planning obligation. Where financial contributions are made the monitoring officer will liaise with the Council's Planning, Environmental Policy and Performance's finance section, to ensure that monies have been received and paid into a planning obligations account. A specific code will be set up relating to each planning obligation to enable the money to be tracked. The monitoring officer will ensure that services for which the money is intended are aware that the money has arrived and of any time limits within which the money must be spent. Some planning obligations agreements require that if financial contributions are not spent within the specified time period then the Council will refund the developer with interest, so the monitoring officer will be proactive in seeking the completion of relevant projects. To obtain the money to complete the agreed works the relevant Council Service will first provide a description of the proposed works in keeping with the agreement before money is released from the account. This will ensure that money was spent on what was agreed in the planning obligation. The monitoring officer will keep copies of all receipts and records relating to a planning obligation to aid monitoring. In this way the monitoring officer can ensure that planning obligations are complied with.

A.3 The monitoring system will indicate when all the money in connection with a planning obligation has been spent. At this point a closing statement can be sent to the developer and also placed on the planning register. This will increase the transparency of the system and inform developers and the public that the money was spent on what was set out in the planning obligation.

B. Enforcement

B.1 If it is evident that planning obligations are not being complied with the monitoring officer will instigate enforcement action. Planning obligations can be enforced through the use of an injunction, which can stop the development proceeding. The authority has the power to enter the land and carry out any works that were required and recover costs (must give 21 days notice of intention to do this), anyone who obstructs the authority from doing this is liable to a fine of up to £1000. In addition the Council will consider charging developers interest for the late payment of financial contributions. This will be written into any planning obligation so that developers are aware of the implications of late payment and agree to the terms.

Appendix 6

- B.2** The monitoring officer will produce quarterly reports for committee setting out the contributions agreed through planning obligations, progress towards their implementation and any enforcement action taken. The reports will indicate which planning obligations have been met and therefore the benefits that have been provided.

London Borough of Haringey

Development Management (DM) Diagnostic Review
Four Themes: “Process; Performance and Resources; Leadership and Customer Service”

CONTENTS

- 1. Introduction: A) DM Review Process and B) Summary: Main Findings and Service Response
- 2. Diagnostic Themes and Detailed Analysis and Draft Improvement Action Plan Proposals

1. Introduction: DM Review Process and Main Findings

A) DM Review Process

Development Management (DM) Diagnostic Review - 4 Themes: “Process; Performance and Resources; Leadership and Customer Service”

- In April 2012 there were concerns about “application project management and time targets; decline in performance management and lack of staff supervision; lack of procedure updates and the arrival of CiL; new planning regulations, the National Planning Policy Framework and likely new planning flexibilities. Also service budgets had been substantially reduced. It was therefore important to take stock”.
- Haringey AD Planning commissioned Fortismere Associates (May-Sept 2012) to work with DM Management Team on a self assessment of the service’s effectiveness and performance.
- The Fortismere Diagnostic is derived from national research for Central Government (DCLG) on assessing the performance of public sector planning services (2004 – “A Benchmark for the Spatial Planning” – Addison Associates).

Strategic review of the development management function using diagnostic Revised draft for Haringey

- 1 May 2012 - meeting with Senior Management project team to discuss the review. Prior to this meeting the team were asked to provide evidence and undertake a self assessment using the diagnostic tool and to complete a datasheet.
- Fortismere Associates reviewed key documentation, interviewed staff (25) and reviewed sample files (major, minor, other, pre-application and enforcement). Comments were added to the diagnostic tool from this work.
- Key issues arising from the review were reported to a workshop on 1 August 2012 and improvements considered. Identification of urgent action and key priorities for 2012/13
- 21 September 2012 a further workshop was held with the project team.
- Fortismere Associates set out Review Comments on the 53 Diagnostic Issues. These divide up under **4 Thematic Headings: “process; performance; leadership and customer”**. The “assessment against the issues” has been updated and completed by Marc Dorfman AD Planning, including draft recommendations for service actions to be considered by Staff, Cabinet Member, Director, Regulatory Cttee and Director’s Group. Recommendations are divided into “Business as Usual” (BAU) actions and Improvement/Development actions.
- Nov 2012: Main findings below at 1B) agreed by Fortismere Associates and AD Planning and Regeneration
- Dec 2012 – March 2013: Diagnostic Matrix considered and completed, early actions and priorities implemented - and draft 2013-14 action plan items proposed
- March/April 2013: Director and Cabinet Member Regulatory Report clearance

The Diagnostic and Action Plan headings:

- A. Procedure – efficient and effective processes**
- B. Performance – staff and resources and performance management**
- C. Leadership – management and vision**
- D. Customer Focus – service standards; customer service and feedback**

Documents reviewed

1. Planning & Regeneration Business Plans 2010 - 13
2. Restructuring of the Planning Regeneration and Economy Service (PR&E)
3. Performance stats Q4 2011/12 for Planning and Regeneration
4. Draft Planning Enforcement DPD April 2012 circulated for comment
5. PAS/CIPFA benchmarking report 2011 – dated 13 March 2012
6. Value for Money benchmarking report 2010/11
7. Overview of applications determined by officer 2011/12
8. Applications - Pending by Officer April 2012
9. DC Manual modifications July 2004
10. Planning Obligations (S106) Agreements - Regulatory Committee Report February 2012 and appendices
11. Planning Committee Agenda and papers - 16 April 2012
12. THFC Planning Committee Report February 2012

Fortismere Associates and Marc Dorfman
September 2012 and March 2013

13. Planning Enforcement Expediency – Regulatory Committee Report – 21 February 2012
14. Sample of planning application files (major, minor and other), pre-application files and enforcement cases
15. Planning Appeals procedure note circulated to staff on 13 December 2011
16. Greening your home
17. Pre-application planning advice – Service Guide from January 2011
18. Draft Development Management Improvement Plan/Work Programme Plan January 2012-January 2013 (March 2012 version)
19. Planning application validity checklist
20. standard letters to consultees
21. Performance Assessment – Planning, Regeneration and Economy: April 2012

B) Summary: DM Review Main Findings, Issues of Concern and Service Response

A. PROCEDURE – EFFICIENT & EFFECTIVE PROCESSES

A1. Procedure Manual and Systems: The review found that standard operations and procedures are not currently set out in an up to date procedures manual. The information available had not been comprehensively reviewed. Stand alone additions for new procedures have been made to the Manual, but not in an integrated and comprehensive way. This means that there are no clear framework of procedures in place owned and controlled by DM management

RESPONSE

Dec 2012-March 2013: Priorities actioned: “clearing backlog of applications and major applications”. Commission update of DM Procedure Manual.

Proposed April 2013- March 2014: Manual updated and regular reviews. Planning procedure audit at the end of 2013-14

A2. ICT Improvement Strategy: There was no up to date ICT improvement strategy. Improvements are required in order to track cases on IPlan and ideally there is a need for a document management system

RESPONSE

Dec 2012-March 2013: ICT Data audit

Proposed April 2013- March 2014: ICT Development Plan

A3. Planning Reasons for Refusal and Approval Conditions: Standard reasons for refusal and conditions for approval need updating. (Note also that there is a requirement from 1 December 2012 to set out in the decision notice a statement re discussions with applicant)

RESPONSE

Dec 2012-March 2013: Reasons and Conditions updated and statements of negotiation implements

Proposed April 2013- March 2014: Procedure Manual updated and regular reviews

A4. Case Record Keeping: Record keeping/audit trail is poor, with limited site notes/records of discussion being kept on file. So there is no means for identifying where amendments are sought and cannot see where value added. To some extent this appears in the delegated/committee reports – but it should be clear in the case file.

RESPONSE

Dec 2012-March 2013: Staff guidance. Focus on “clearing the backlog and ensuring major applications dealt with on time”

Proposed April 2013- March 2014: Staff instruction. Procedure Manual updated and regular reviews

A5. Validation & Registration of Applications: Guidance needs updating. The review found that the current checklist in place does not relate to the information requirements listed on the website. (Note the Infrastructure and Growth Bill is proposing a review of information requirements and it looks likely that there will be a requirement to review every two years). Registration and validation are currently dealt with as two separate processes and further work should be undertaken to see if this could be more efficiently handled as one process.

RESPONSE

Dec 2012-March 2013: Validation and Registration updated and integrated. New triage system in place to ensure more professional support

Proposed April 2013- March 2014: Further Validation update, including consultation by July 2013. Further staff training on Validation.

B. PERFORMANCE & RESOURCES

B1. Speed Targets for Applications, particularly Majors declining – and whilst case loads are high, standard procedures not being used: Performance in meeting the BV157 time targets on major/minor and other applications has been falling since the beginning of 2010 and the national targets were not met for major or other applications for the 2011/12 period.

RESPONSE

Dec 2012-March 2013: performance management system for major applications in place including bespoke team

Proposed April 2013- March 2014: performance management system for “other and minor” applications and review appeals and enforcement

B2. Workloads are high for staffing levels. CIPFA and Benchmark shows service to be low cost: At the time of the review the caseloads were quite high. (At time of interviews – between 57-97 for each officer). In the last year 2011/12 there were 10-12 planners involved in processing applications and 2100 applications received with an average FTE caseload of 170-190 (compared

Strategic review of the development management function using diagnostic Revised draft for Haringey

to a benchmark figure of 150 applications per officer). Enforcement caseloads at around 200 per officer are high. The PAS benchmarking exercise showed that the Haringey service was low cost.

RESPONSE

Dec 2012-March 2013: increase agency staff to ensure delivery of backlog reduction and major applications. Interim Head of Service

Proposed April 2013- March 2014: Review Planning Advisory Service Benchmark study (May 2013) to assess staff/procedure productivity balance. Implement in 2013/14

B3. Lack of Individual and Team performance management and target setting: Although there is regular monitoring and reporting of corporate performance indicators at service level, including to the Planning/Regulatory Committees, there is no strong regular performance monitoring of individual staff or setting of local performance indicators. A performance culture does not appear to be embedded but left to individuals to identify their own priorities and undertake their own performance monitoring. **Lack of Project Management:** The review found no real evidence of a project planning approach to handling applications outside of planning performance agreements.

Lack of Key milestones for many cases: Individual applications are not set and monitored.

Low Staff Morale: there was an air of firefighting with performance and morale dropping.

RESPONSE

Dec 2012-March 2013: performance management system for major applications in place including bespoke team. Improve reporting to Regulatory Cttee and Directorate.

Proposed April 2013- March 2014: performance management system for "other and minor" applications and review appeals and enforcement. Improve Appraisal management. Two weekly monitoring and reporting system. Appointment of new full time Head of Service and team building and confidence programme

B4. No strong link between pre application and planning application work: Although the major sites meetings have been recently re-established and will provide a mechanism for a corporate view to be taken this was not reflected at the time of the review with the DM service not always aware of the discussions – this means that this does not always link effectively to the pre-application service. DM is seen as simply as a regulatory service

RESPONSE

Dec 2012-March 2013: performance management system for major applications in place including bespoke team. Weekly meetings with wider Place group of officers to ensure corporate approach. Also new "strategic sites" meeting with Director set up to ensure horizon scanning on key sites/schemes

Proposed April 2013- March 2014: performance management system for "other and minor" applications and review appeals and enforcement.

B5. Large Backlog of cases which prevents improvement and increases complaints and pressure on staff: There was a backlog of around 500/700 cases at the time of the review. During 2011/12 and the first quarter of 2012/13 more applications were

being received each quarter than were being determined so that the backlog of applications has been growing. The nature of the backlog was not known and there was no clear plan for clearing the backlog in place

RESPONSE

Dec 2012-March 2013: Backlog cleared.

Proposed April 2013- March 2014: performance target adopted of “more applications processed over a quarter than received”

C. LEADERSHIP & VISION

C1. Lack of standard management systems: At the time of the review the DM management team did not meet regularly and the team structure was not functioning well with no clear line management arrangements. Team briefings – professional/corporate not planned to allow management to taken on and action. Failure to address backlog and complaints through Performance Management has meant pressure on the service, low staff morale and inability to improve the service

The Team leader posts needs clearer definition of roles and responsibilities: Need for clear arrangements for delegated decision taking. No consistent team meetings or briefing of staff, (though this in place more for the Enforcement Team).

Lack of permanent staff structure: There is too much reliance on temporary staff and a permanent structure is needed.

RESPONSE

Dec 2012-March 2013: Agreed priority focus on backlog and major applications. Team leaders below Head of Service given area and more delegated responsibility. Appointment of Interim Head of Service

Proposed April 2013 - March 2014: Review and consider creation of 2 area teams and one majors team. Appoint up to 5 permanent staff. Reduce agency staff. Consider and agree any increase in delivery of planning enforcement. Appointment of new full time Head of Service and action DM team and confidence building programme

C2. Vision/role of development management/clear priorities – although priorities set e.g major sites, good design, infrastructure contributions and enforcement – these were not translated into priority work streams so that officers are managed to deal with priorities.

RESPONSE

Dec 2012-March 2013: Agree priority focus and work streams on clearing backlog and management of major applications

Proposed April 2013- March 2014: Review and agree next phase of priorities and work streams – focus on “minor and other” planning applications and sound procedures

C3. Lack of Service Improvement Plan: the current plan was a work programme rather than service improvement plan. It lacked detail and was not comprehensive in its approach. Lack of focus on the customer.

Benchmarking not being used to analyse and to drive improvement plan: The benchmarking work undertaken had not yet been used to evaluate performance and to identify areas for improvement. Appeals performance is good - at 77% dismissed compared to the national average of 65%. The refusal rate at 18% for 2011/12 was around the national average and lower than in many London boroughs. (NIB in the last Quarter of 2012/13 Appeal win rate declined – this is under review)

RESPONSE

Dec 2012-March 2013: performance management system for major applications in place including bespoke team

Proposed April 2013- March 2014: performance management system for “other and minor” applications and review appeals and enforcement. Establish DM stability in terms of structure; staffing and procedures. Use May 2012 Benchmarking to consider future delivery options for DM.

D. CUSTOMER FOCUS

D1. Customer service charter and standards – no customer charter available on the website – difficult to locate service standards and delivery arrangements expected by applicants, objectors and consultees.

RESPONSE

Dec 2012-March 2013:

Proposed April 2013- March 2014:

RESPONSE

Dec 2012-March 2013: Priority focus was on “backlog and major applications performance” – dealing with these will enable service to prioritise customer service in 2013-14

Proposed April 2013- March 2014: customer charter/service standards review and upgrade and “getting the basics right “programme

D2. Customer service appeared weak with delays to get through on the telephone

Customer satisfaction survey was average and so perhaps did not reflect this. This may be attributable to the Development Management Forum which appears to be working well and the Design Panel input on major schemes. (NB customer satisfaction has however declined over 2 years)

RESPONSE

Dec 2012-March 2013: Priority focus was on “backlog and major applications performance” – dealing with these will enable service to prioritise customer service in 2013-14

Proposed April 2013- March 2014: Phone audit and improvement plan. Customer charter/service standards review and upgrade and “getting the basics right “programme

2. Diagnostic Themes and Detailed Analysis – Fortismere Associates and Marc Dorfman

THEME 1: PROCESS & PROCEDURES: Achieving outcomes effectively and sustainably: Nos 1-22

- Efficient and effective processes
- Effective partnership working
- Delivering sustainable outcomes

THEME 2: PERFORMANCE: People, performance and resource management: Nos 23 - 35

- Capacity and the use of resources
- = Performance management
- Learning and supportive culture

THEME 3: LEADERSHIP: Leadership and Corporate Engagement: Nos 36-45

- Vision and direction
- Integration of Policy and delivery
- Decision making and scrutiny

THEME 4: CUSTOMER SERVICE: Customer Focus and community engagement: Nos 46-53

- Transparency of process
- Accessibility
- Responsiveness to service users

DETAIL TITLES OF 53 DIAGNOSTIC AREA

THEME 1: Process & Procedure: Achieving outcomes effectively and sustainably

1A) Efficient and effective processes:

1. Development Management Procedures
2. ICT and Customer
3. Application Project Management and Case Audit
4. Pre Application, Performance Agreements and Policy/Council Priorities
5. Registration and Validation

6. S106 and Community Infrastructure Levy
7. Skills – Business as Usual; Specialist and Training
8. Application Consultation
9. Decision Making
10. Delegation
11. Targets and Committee Meetings
12. Enforcement
13. Appeals

1B) Effective partnership working:

14. Local and London Partnerships
15. Conflict Resolution
16. Customer Feedback

1C) Delivering sustainable outcomes/stewardship:

17. Sustainable Development and Regeneration
18. Sustainability
19. Liveability
20. Community Infrastructure and Affordable Housing
21. Responding to the Local Community
22. Building and Urban Design

THEME 2: Performance - People, and resource management

2A) Capacity and the use of resources

23. Staffing Resource Plan
24. DM Skills Assessment
25. Specialist Skills
26. Recruitment and Retention
27. Training
28. Balance of professional/technical staff

2B) Performance Management

*Fortismere Associates and Marc Dorfman
September 2012 and March 2013*

- 29. Performance Management System
- 30. Performance Targets
- 31. Target Monitoring
- 32. Improvement Plan

2C) Learning and Supportive Culture

- 33. Service Relationships and perceptions
- 34. Learning from Good Practice
- 35. Learning Culture

THEME 3: Leadership and Corporate Engagement

3A) Vision and direction

- 36. Leadership
- 37. Service Vision
- 38. Budget
- 39. Value for Money

3B) Policy and delivery

- 40. Local Development Framework
- 41. Corporate Engagement
- 42. Data Management

3C) Decision making and scrutiny

- 43. Delegation and Scrutiny
- 44. Consistent Decision Making
- 45. Member Code and Planning Committee

THEME 4: Customer Service and community engagement

*Fortismere Associates and Marc Dorfman
September 2012 and March 2013*

4A) Transparency of process

- 46. Customer Charter
- 47. Customer Information
- 48. Statement of Community Involvement

4B) Accessibility

- 49. Access to Customer Information
- 50. Easy to Understand

4C) Responsiveness to service users

- 51. Respect Diverse population – Access
- 52. Respect Diverse population – service demands
- 53. Customer Feedback and service design

THEME 1: PROCESS & PROCEDURE: Achieving outcomes effectively and sustainably (Nos 1-22)

- 1A) Efficient and effective processes
- 1B) Effective partnership working
- 1C) Delivering sustainable outcomes

Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
Theme 1A	Efficient and Effective Processes		
1. DM PROCEDURES Are all standard operations and procedures set out to ensure consistent handling of applications, cases etc?	<p>1.1 Is there an up to date procedures manual major, minor and other applications, listed building consents and conservation area consents, tree applications, enforcement cases and appeals?</p> <p>1.2 When was it last reviewed? How is it kept up to date? Is it electronic or hard copy?</p> <p>1.3 Are management or self checking systems in place to ensure procedures are consistently applied?</p> <p>1.4 Are effective management information cascades in place ensuring all staff are kept informed of relevant changes and relevant information enabling them to effectively carry out their role?</p>	<p>1.1 No. Backlog, Majors and Data Audit priority for Dec 2012-March 2013. DM Manual Update in Q2 2013 + self checking system</p> <p>1.2 Partial Review In 2007, followed by updates on key issues. Electronic.</p> <p>1.3 No. Monthly Updates circulated but insufficient imbedding and checking. See 1.1+ 6 monthly Updates</p> <p>1.4 Regular Monthly Regulation/Legislation to staff. Major change management (eg CiL; fees; Permitted Development) – but not systematic, not led or owned by DM Management. See 1.1</p>	<p>1.1 Update DM Manual and regular updates – owned by DM managers Q 2 - 2013/14</p> <p>1.2 ICT Statistics Data Entry & Procedures Audit Q4 2012-13 (BAU)</p> <p>1.3 DM Procedure New Staff “Buddy” System (in addition to induction) and monthly staff Updates Q1 2012-13</p> <p>1.4 DM procedures Audit Q4 2013-14 (BAU)</p>

**Strategic review of the development management function using diagnostic
Revised draft for Haringey**

Review comment	Standard operations and procedures are not currently set out. The information available is not up to date (and has not been comprehensively reviewed since the original manual produced in 2002). It is not used by staff – this means that there is no consistent approach to the handling of applications. New staff pick up information in an adhoc way. There is no ownership and no system to update procedure/process systems or cascades. In the absence of agreed and up to date approach to the handling of applications it is not possible to see how checking systems are in place. <i>Response @ April 2013: Procedure Update June/Q2 2013-14. Monthly staff Updates in the Interim. New ownership by DM Management via DM Review Action Plan</i>		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
2. ICT and CUSTOMER Is a clear electronic delivery strategy in place and is it delivering efficiencies and quality for the customer?	2.1 Applications/Enforcement/Appeals/Conservation Area Consents/Listed Buildings/FOI/Complaints/ME/Ombudsman - Do customer facing and back office ICT Systems optimise the efficient and effective management of receipt and processing of planning applications delivering speed and quality inc letters, member enquiries and FOI?	2.1 Satisfactory. But no ICT Development Plan to improve application/appeals/enforcement tracking and consultation. Information on Public Registers needs improving (TPOs/S106). Need to prepare for CiL. More automatic information to customer/consultee needed and automatic information transfer to reports to support SMART working	2.1 ICT Review and Annual Development Plan Data capture and records for: case deadlines and targets, Registers, AMR data (eg housing, commercial, s106, EIA, TPO listed buildings, conservation areas, archaeology, contaminated land, nature conservation), CiL, community info, tracking cases, case information transfer and consultation support/eg "tweets"). Plan should also look to support SMART working and be compatible

			with North London Boroughs Q2/3 2013-14
Review comment Sept 2012	No up to date ICT strategy has been provided. Improvements are required to enable more information to track cases, enable transfer of information into reports, sign off procedure convoluted. Need DMS system. Not clear how ICT needs are being considered as part of SMART working initiative <i>Response @ April 2013: ICT Data Audit Q4 2012/13 and Development and Improvement Plan Q2/3 2013-14</i>		
3. APPLICATION & APPEAL PROJECT MANAGEMENT Is a project planning approach taken to handling major and complex minor applications? Is the progress of each major application tracked?	3.1 Information on major, minor and other applications received and profile of major applications?	3.1 Yes	3.1 <u>Majors</u> : Team set up; weekly case conference and tracking report. Development Team Approach + Monthly Strategic Sites Meeting. Extra Planning Ctee meetings as required. Pre App and Performance Agreement system in place – Dec 2012 PM for Minors/Others in Q1/2 2013 PM to include 6 week deadline
	3.2 Are early distinctions made between straightforward and complex/controversial applications?	3.2 Yes	3.2 <u>New Performance Management & Appraisals - for individuals and teams</u> . 2 Weekly case management meets with targets
	3.3 Are key milestones identified in dealing with major, minor, other applications and appeals targets set for their achievement? e.g. registration/validation within 3/5 days, consultation/notification within 5 days; case officer's site visit in the first week; draft report; delegation/committee date, despatch of decision notices within 24 hours of decision.	3.3 Information is available, but insufficient project and performance management. Staff not required/supported to meet application process targets. Front end validation not rigorous. Admin processes/time targets satisfactory but not developed/explored to do more. New Project and Performance Regime for Majors and Backlog in place	
	3.4 Is performance against these milestones and targets regularly monitored (indiv/team/service)?	3.4 Staff insufficiently directed. This put in place in Dec 2012.	
	3.5 Are planning performance agreements used for complex major applications?	3.5 Not rigorously until Dec 2012	

	<p>3.6 Systematic development team approach, (pre app to development) ?</p> <p>3.7 How is the progress of each application tracked? i.e. is regular monitoring (weekly or at most fortnightly) of performance on applications carried out at key stages in the process?</p> <p>3.8 How does ICT support the tracking of these applications ?</p>	<p>3.6 Not rigorously until Dec 2012</p> <p>3.7 Majors and Backlog priority to Dec 2012- March 2013. Rest Q1 2013/14</p> <p>3.8 Available but not sufficiently used.</p>	<p>(applications, appeals, enforcement, regulations, procedure, projects) Targets in Appraisals – Q1 2013/14</p> <p>3.3 <u>Pilot improvements in Cttee/Cllr involvement before final decision (eg draft reports to Cttee/member briefings – Q3 2013/14</u></p>
<p>Review comment – Sept 2012</p>	<p><i>Members enquiries, complaints and FOI tracked and reported corporately monthly. Performance figures on planning applications are still maintained on basis of NI157 targets and reported to CLG – performance in 2011/12 declined so that Q4 showed not meeting any of the targets – poor performance on others. No project planning approach to handling applications - and key milestones for individual applications are not set and monitored. Registration/validation generally agreed within target time. No real evidence of a performance management culture. No early review of applications and steer given by senior officers as allocation handled by technical support staff.</i></p> <p><i>Response @ April 2013: Major Applications PM in place Q3 2012-13. Priority focus also on Backlog. PM for other applications and appeals Q1/2 2013-14. Staff Appraisal Targets Q1 2013-14. Validation/Early View process changed to provide senior officer steer Q4 2012-13</i></p>		
<p>4. PRE APPLICATION & PERFORMANCE AGREEMENTS, and CASE AUDIT TRAIL</p> <p>Is there a clear</p>	<p>4.1 Are there agreed procedures for pre-application discussions, including guidance that is publicly available?</p> <p>4.2 Are there agreed consultation procedures on pre-applications with statutory consultees and the local communities for large/significant major applications?</p>	<p>4.1 Yes</p> <p>4.2 Pre Application consultation encouraged on Major applications (20 pa). Increasingly local members involved – St Ann's, Lawrence Rd, St Lukes,</p>	<p>4.1 Training on Case Assessment and Report Writing – Q4 2012/13 and ongoing</p> <p>4.2 Case Audit Trail: review electronic, dated</p>

<p>procedure for pre-application discussions in place and case file audit trail ?</p>	<p>4.3 Are written and retrievable records of advice and the outcomes of discussion at pre-application stage kept and sent to potential applicants?</p> <p>4.4 Do pre application processes achieve 'right first time' applications?</p> <p>4.5 Is there clear guidance available for how to obtain pre-application advice on minor and other applications?</p> <p>4.6 Is the use of ICT maximised for providing pre-application advice?</p> <p>4.7 Are files and records well kept? Is there good record keeping with notes maintained and the completion of stages in the process logged including:</p> <ul style="list-style-type: none"> • Pre application discussions and consultations? • Dates that consultations are sent out and responses received? • Details of any negotiations and request/ receipt of amendments? • Details of pre-application discussions and site visits? • Telephone conversations and meetings held? • Quality control checks by senior officers? • Delegated/ committee report? • Decision notice? • Supporting evidence for decision? 	<p>Hornsey Depot, Tottenham key Sites.</p> <p>4.3 On formal pre apps and performance agreements. But not always followed thru to application stage.</p> <p>4.4 In most cases. But room for improvement.</p> <p>4.5 Yes, but concern about consistency (complaints) and file notes</p> <p>4.6 Guidance on Web, but no proper development plan</p> <p>4.7 Much of this information is recorded electronically. This has led to "process laziness" – particularly formal recording and senior sign off. With Major Application Management and Backlog completed in 2012/13. Report Writing addressed Q4 2012/13. Case Audit and Instructions in Q1 2013-14.</p>	<p>and written record of progress required on all case files.</p> <p>Customer Advice/information/ pre app on both Major & non Major Update. (Ensure all s106, CIL, Consultation checks – neighbors and stat – appraisals, Build for Life, Sustain, Plan policy and key corporate priority outcomes – eg safeguarding - are being negotiated and recorded on file. Ensure "added value" on file and report) Q1 - 2013/14</p>
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Review comment Sept 2012	<p>Good clear advice on PAPA service available on website. Not reviewed any files but not clear that performance targets are regularly monitored and service delivered as set out. Key staff from outside the DM service not always included in discussions as appropriate e.g housing officer, policy. Members not currently involved at pre-application stage. Registration/validation staff do not currently link notes from discussions to applications subsequently submitted so reliant on case officer knowledge. Whilst the PAPA service is clear the website could provide more advice/signposting for potential applicants on minor/householder applications.</p> <p>Record keeping for applications is weak – the files reviewed showed that notes are not routinely kept in IPlan (officers keep their own notebooks). Formal pre-application discussions are maintained in separate paper files but are not routinely linked when a proposal is submitted. Consultation dates are recorded and responses received are scanned into the electronic file. Those files inspected did not contain any details of negotiations or request for amendments, there was no evidence of any site visits (no photographs or notes on file or date of visit), telephone conversations or discussions with applicants or consultees. The audit trail for decision making and quality control checks by senior officers were not apparent on the system, nor the sign off process for delegated/committee reports and decision notice. All the supporting evidence for a decision is contained in the officer report – these were very variable in quality and some very poor. Notes on enforcement cases were better although again the audit trail for decision making on cases was not always apparent on the system – enforcement page has initial site visit, decision date and sign off date on first page. Closure notes are signed and scanned.</p> <p>Response @ April 2013: Validation procedure updated in Q4 2012-13. Major Application PM system in place Q3 2012-13. Report writing and case assessment training Q4 2012-13. Case File Audit and Instruction Q1 2013-14.</p>		
5. REGISTRATION & VALIDATION Are efficient registration and validation procedures in place?	<p>5.1 Information requirements set out and up to date ?</p> <p>5.2 Procedures clear and supported by internal guidance notes for staff and published advice for applicants?</p> <p>5.3 Are the procedures in line with the CLG guidance note on information requirements and validation published in March 2010?</p>	<p>5.1 Validation Updated Dec 2012. Professional staff supervision put in place. Need second Update for July 2013</p> <p>5.2 Not sufficient. July 2013</p> <p>5.3 No. Updated Nov 2012</p>	<p>5.1 Validation Update I + Triage - Professional Validation Check- Dec 2012/13</p> <p>5.2 Validation Update II. To include Sustainable Design & Construction Checklist and Review of</p>

	<p>5.4 Are the procedures appropriate to the type of application? E.g. is there professional input on complex /major applications to ensure early identification of missing information?</p> <p>5.5 Do ICT systems support registration and validation e.g. with good GIS, specialist data and site constraints plotted?</p> <p>5.6 Has the authority had, or does it currently have a backlog of cases awaiting validation?</p>	<p>5.4 Updated Nov 2012 and again July 2013</p> <p>5.5 Yes.</p> <p>5.6 No backlog</p>	Professional Validation Check and Public Consultation – Q2 2013/14
Review comment Sept 2012	<p><i>Validation guidance on the website is out of date. Registration and validation currently dealt with as two separate processes. A review is required to ensure information requirements are in line with policy e.g. basement impact assessments. Those using the formal pre-application advice service are advised in general terms of the information required when submitting an application but not clear how this is used by staff when an application is subsequently submitted. Although there is quite a high rate of initial rejection of applications this is generally because of absence of information/drawings/fee rather than any assessment of the quality of information provided. Professional staff needed.</i></p> <p><i>Response @ April 2013: Validation updated in Q4 2012-13, including professional checks at early stage. Further update and review in Q2 with final system in place July 2013, then bi annual review.</i></p>		
<p>6. S106 & COMMUNITY LEVY</p> <p>Is the authority clear about its section 106/CiL requirements? Are there effective arrangements for securing &</p>	<p>6.1 Does the authority have published guidance on section 106 agreements? What progress has been made in terms of CiL?</p> <p>6.2 Are a range of contributions covered by S106</p> <p>6.3 Are there standard written procedures for</p>	<p>6.1 Yes. Mayor CiL in place. Local CiL Charging Schedule April 2013,</p> <p>6.2 Yes.</p> <p>6.3 Yes. But needs updating – DM Manual</p>	<p>6.1 <u>Mayor CiL Procedure Note and System Review</u>. Check on 106/CiL calculation checking by officers – Q4 2012/13 + Q1/2 2013/14 (BAU)</p> <p>6.2 106/CiL – AMR</p>

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<p>monitoring section 106 agreements? Are appropriate systems in place for collecting the Mayoral CIL</p>	<p>handling section 106 agreements and unilateral undertakings?</p> <p>6.4 Are model agreements or standard clauses used where appropriate?</p> <p>6.5 Are there clear liaison arrangements with a legal service for the provision of timely advice</p> <p>6.6 Are there regular interdepartmental discussions on requirements for major development at pre application and post submission stage?</p> <p>6.7 How is the progress of each S106 agreement tracked and monitored to ensure action at the time and in the form required?</p> <p>6.8 Does the authority have in place (from April 2012) appropriate systems for collecting CIL</p>	<p>June 2013</p> <p>6.4 Yes.</p> <p>6.5 Yes.</p> <p>6.6 Yes</p> <p>6.7 Monitoring officer and annual report</p> <p>6.8 Yes. CiL checking and management review in 2013/14</p>	<p>– Regulatory Cttee – Q1 2013/14 (BAU)</p> <p>6.3 Local CIL Procedure Note – Q3 2013/14 (BAU)</p>
<p>Review comment Sept 2012</p>	<p>Arrangements have been put in place to collect Mayoral CIL but no agreed procedure note is in place. Major sites meetings have recently been re-established and will provide a mechanism to determine S106 requirements and a corporate view of priorities. This will need active management. Files reviewed do not record the basis of negotiations/discussions although it is understood that Section 106 agreements are negotiated on the basis of key areas e.g. housing, education, local employment.</p> <p>Response @ April 2013: Procedure Manual Update June/Q2 2013-14. Monthly staff Updates in the Interim, including CiL calculation and management. New ownership by DM Management via DM Review Action Plan</p>		
<p>7. BUSINESS AS USUAL &</p>	<p>7.1 Are systems in place to ensure that standard and specialist skills/advice is</p>	<p>7.1 Yes. But lack of “deep skill” in Core Service (i.e. major schemes; design;</p>	<p>7.1 Structure and Skills Audit Review + Training Plan.</p>

<p>SPECIALIST SKILLS & TRAINING</p> <p>Is the right range of 'consultancy' services provided internally and externally by other parts of the Council and its partners to ensure good development delivered?</p>	<p>achieved at the right time to influence development outcome? E.g. viability conservation, design, sustainability, transport, legal?</p> <p>7.2 Can staff identify where they have added value on specific schemes and localities?</p>	<p>viability; sustainability; commissioning).</p> <p>7.2 Statutory requirement is in place.</p>	<p>Introduce Assessment of Professional Competence, once new National Competency Framework launched Sept 2013. Set out Service and individual Training Plans (focus: customer care/getting it right first time; DM procedures; DM regulation updates; design; viability; sustainability; new LP policy; corporate priorities; CiL; performance targets and management) – Q2/3 2013/14</p> <p>(see also 23.2 <u>DM Resource Improvement Plan Part 2 (part of Skills/Structure Review)-</u> Skill Gaps/Staff balance between functions: Majors; Viability Assessment; Service Commissioning; Process streamlining/ICT development and Staff Development programmes –</p>
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**Strategic review of the development management function using diagnostic
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		Q2/3 2013/14
Review comment Sept 2012	<p>DM officers rely on specialist advice on conservation, design, viability etc as part of the consultation process on proposals. Even where there has been training e.g AH viability, this is not something that DM officers take on themselves. There is currently no mechanism for recording where there has been added value to the development approved as this is not recorded on IPlan.</p> <p><i>Response @ April 2013: basic "added value" recording system in place. This will be reviewed in Q1 2013-14. Service training on design and viability continues on a regular basis, (eg Univ West Course 3-5-13). New staff appointments will add stability and more experience to service.</i></p>	

Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
8. APPLICATION CONSULTATION Are there good consultation arrangements in place?	8.1 Does the Council have in place timely arrangements for consultation with regular statutory consultees e.g. highways, environmental health? 8.2 Do case officers actively ensure/chase responses are received? 8.3 Are neighbours given timely clear information about proposals e.g. does neighbour notification/site visits/press adverts take place at an early stage and is information provided about how neighbours can make representations? 8.4 ICT support the consultation arrangements e.g. use of GIS to identify neighbours, generation of consultation	8.1 Yes 8.2 Not sufficiently. Review and instruct. Part of DM Manual Update. 8.3 Yes - letters, site notices, press adverts and on the website. However, not always checked on site 8.4 ICT system not sufficiently used. Development Plan needed	8.1 SCL Check - Project and Performance Management – Q3/4 2013/14 (ICT Development Plan – see Nos 2.1 above)

	letters etc., automated consultation, e-forms for submission of representations/responses?	8.5 yes	
	8.5 Design Panel and Development Management Forum?		
<i>Review comment</i>	<p><i>Consultees are identified at the registration stage but not clear that SCI always followed – need quality checks. Case officer does not always check the consultees. Design Panel input is valued but case officers do not routinely go to panel meetings to hear the discussion and it is not clear how amendments/negotiations are handled following the advice. The Development Management Forum appears to be working well and is seen as an important part of the process on major/controversial applications. Notes from the design panel/forum etc are appended to the officer report.</i></p> <p>Response @ April 2013: Monthly DM Staff briefings and reminders. DM Manual Update Q2 2013-14</p>		
9. DECISION MAKING Are there efficient decision making processes leading to expeditious decision making?	9.1 Are standard report formats used for delegated and committee items? 9.2 What use is made of standard conditions, reasons for refusal and reasons for approval? What use is made of pre-commencement conditions? Are they used appropriately or indiscriminately? 9.3 Does the timing of any Planning Committee member site visits facilitate efficient decision making? 9.4 Do the reports identify the relevant policies and include an assessment of the proposal, consultee comments and other material planning considerations? Are the reports sufficient for use if taken to appeal?	9.1 Yes. Reports shortened/focused Jan 2013. (Report Writing and Standards Guide and Training at 4.1 and new PM at 3.1 above) 9.2 Conditions and reasons reviewed and pre commencement put in place Jan 2013 9.3 Yes 9.4 Yes	9.1 Conditions and Reasons Updated Q4 2012/13 9.2 Pre Commencement in place Q4 2012/13 (BAU) 9.3 "Spot check" compliance system (eg check every 20 th application) Q2 2013/14

	<p>9.5 Is the percentage of applications that go to appeal as a result of non determination low?</p> <p>9.6 Do decision notices set out clearly the reasons for approval/refusal and identify where further submissions are required e.g approval of details or amendments made to make a scheme acceptable?</p> <p>9.7 Are approval of conditions submissions monitored and decisions taken efficiently?</p>	<p>9.5 Yes.</p> <p>9.6 Yes</p> <p>9.7 Not sufficiently. Need spot check system</p>	
Review comment	<p><i>Standard conditions and reasons for refusal need to be updated. Report writing is variable but often very weak. Reports are too long, do not summarise and tease out clearly the main issues. Need for a simpler template for straightforward applications. Original reports are generally used for appeals. Decision notices do not separate out pre-commencement conditions and ongoing conditions. No proactive monitoring of compliance with pre commencement conditions. Report writing would benefit from being undertaken at an earlier stage in the process.</i></p> <p><i>Response @ April 2013: Monthly DM Staff briefings and reminders. DM Manual Update Q2 2013-14. Report writing and case assessment training delivered in 2012/13 – reports now shorter and more focused. Pre commencement conditions now separated. “Spot checks” system to be put in place in 2013/14. Performance management system in 2013/14 Q1/2 will require reports to be produced at 6 weeks.</i></p>		
<p>10. DELEGATION</p> <p>Do delegation arrangements ensure that the committee(s) only deals with complex and /or</p>	<p>10.1 Do the delegation arrangements enable decisions to be taken regularly and ensure that targets are met?</p> <p>10.2 Is there a member call in procedure and how does it operate?</p>	<p>10.1 Yes, 97/98% of all decisions taken are delegated.</p> <p>10.2 No. Members bring applications to the attention of the Heads of Service or DM/Chair before a decision is taken to call in an application.</p>	<p>10.1 <u>Review Delegated Information and Call in List</u></p> <p><u>Procedure</u> – Part of DM manual see 1.1 above - Q1 2013/14 (BAU)</p>

controversial applications?	<p>10.3 Does it allow for only proposals that are normally delegated to be called in to committee if they are controversial?</p> <p>10.4 Are the mechanisms for referring applications to committee clear and trigger referral both early in the process and for appropriate reasons (i.e. for planning reasons)?</p> <p>10.5 Is the delegation agreement overridden? I.e. are high numbers of simple applications being called in to committee for decision?</p> <p>10.6 Are the reasons and numbers of deferrals and call-ins monitored?</p>	<p>10.3 No.</p> <p>10.4 Yes. Numbers are small and not always for planning reasons.</p> <p>10.5 No.</p> <p>10.6 No. Numbers are small.</p>	
Review comment Sept 2012	<p><i>A weekly list of applications due for determination under delegated powers is circulated to members together with the draft report each Friday. These are then determined the following week. Need to check call in procedure and that such a procedure can operate within 8/13 time targets. Need to check issue of applications being added late to delegated list.</i></p> <p><i>Response @ April 2013: Delegated List and Call in procedure review Q1 2013-14. Monthly DM Staff briefings and reminders. DM Manual Update Q2 2013-14</i></p>		
11. STATUTORY TARGETS and COMMITTEE DECISIONS	<p>11.1 What is the cycle of committee(s) and does it ensure that decision making targets can be met? Is it frequent enough for complex minor and major decisions to be made within the local targets set?</p> <p>11.2 What are the reasons for decisions missing the targets?</p>	<p>11.1 Major Application Performance Management in place since Nov/Dec 2012. 13/16 week met and or/PPAs in place. Special/extra Cttees can be created. See 3 above</p> <p>11.2 Lack of Major Application Performance Management – now in place since Q4 2012/13</p>	

	<p>11.3 Are both the presentation and agenda requirements, including timing of preparation of reports, conducive to both speedy decision making and members having the information to make the decision?</p> <p>11.4 Is there appropriate liaison and briefing with members prior to committee?</p> <p>11.5 What is the deferral rate? (If this is more than 10% then it is high).</p>	<p>11.3 Yes</p> <p>11.4 – Yes. Head of DM is available for briefing members as required.</p> <p>11.5 - 5%</p>	
Review comment Sept 2012	<p><i>Planning Sub Committee meets monthly and additional meetings can be arranged where necessary. Those applications considered by Committee are generally not within target times</i></p> <p><i>Response @ April 2013: Majors now on target and extra Cttees arranged as required. Q1 2013-14 performance management for "others/minors" will put in place similar system.</i></p>		

Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
12. ENFORCEMENT Are there effective enforcement processes in place?	12.1 Is there a priority system for dealing with complaints, and clarity about which conditions and plans will be proactively monitored for compliance? Does this accord with the Councils policy? Are there local performance indicators	12.1 Yes. (Enforcement Case tracking – ICT Improvement Plan – see Nos 2 above)	12.1 <u>Enforcement Concordat and Charter Review – Q2/3 2013/14</u> See also ICT Development Plan above 2.1 (BAU)
	12.2 Has the Council signed up to the Enforcement Concordat and if so do procedures comply?	12.2 Yes. To be reviewed Dec2013	
	12.3 What is the percentage of enforcement appeals upheld?	12.3 5-10% - low, which good.	
	12.4 What is the proportion of prosecutions taken that are successful?	12.4 93%	
	12.5 Is the interaction with other relevant services e.g. noise monitoring, environmental health and building control effective in terms of integrated action?	12.5 Yes	
	12.6 Are the roles of respective services clear e.g. legal service?	12.6 Yes	
Review comment Sept 2012	<p>Enforcement charter and guide to planning enforcement in place (2009) but due for an update. Some thought has been given to need for additional local advice given the introduction of the NPPF and loss of PPG18 and a draft note circulated for comment in April 2012. There are priorities but generally a reactive rather than proactive service (little direct action). Some exceptions to this e.g Myddleton Road and Tower Gardens – Noel Park a priority for 2012/13. However scope for more proactive work to monitor applications invited, direct action, monitor conditions and dissemination. Since May 2011 have been back within the planning service. Procedures need to be revisited and information improved on IPlan to track cases and provide an audit trail of decision making</p> <p>Response @ April 2013: DM Manual Update Q2 2013-14. ICT Development Plan in 2013/14 and review of PE resources including part supported from POCA; planning applications fees from enforcement work and costs awards when appeals against enforcement lost.</p>		

	<p>13. APPEALS</p> <p>Is the administration of appeals handled efficiently?</p>	<p>13.1 Does the Council meet all the targets set by PINS e.g. consultations despatched, questionnaire returned and statement within time limits?</p> <p>13.2 Are the procedures clear including the relationship with and role of the legal service?</p> <p>13.3 Are appeals statements (where necessary) produced that are of a high quality, arguing the case and providing evidence? How is this quality monitored? What is the success level?</p>	<p>13.1 In majority of cases</p> <p>13.2 Yes</p> <p>13.3 Performance is measured by Appeal results; timeliness of document submission and new Learning Review</p>	<p>13.1 Monthly Learning and Promotion of Good Performance Review and Meeting – Appeals; Citee; Ombudsman; complaints; MEs; FOIs; Pre Apps and Schemes/Cases.</p> <p>13.2 Mini Action Plan for “Appeals Quality” in place by end of Q1 2013-14</p>
<p>Review comment Sept 2012</p>	<p>Revised draft procedure note prepared and issued to staff on 13 December 2011 but not yet incorporated in manual. Legal generally involved on inquiries. Level of success on appeals is above the national average.</p> <p><i>Response @ April 2013: Haringey Appeal performance declined in Feb/April 2013 – concerns about PINs interpretation of parking/extension and design policies. Mini Action Plan to be created in May 2013.</i></p>			

Theme 1B	Effective Partnership Working	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
Key issues to explore	Diagnostic Questions			
14. LOCAL and LONDON PARTNERSHIPS	14.1 Are mechanisms in place such as joint working groups, partnership agreements and protocols?	14.1 Yes – GLA; adjoining Boroughs (NLSA), Statutory consultees eg English Heritage, NLWA, Environment Agency.	14.1 <u>Review Neighbouring Borough Major Application</u> Information – Q2 2013/14 (BAU)	14.1 <u>Review Neighbouring Borough Major Application</u> Information – Q2 2013/14 (BAU)
Are day to day linkages in place with local and regional bodies responsible for development outcomes?	14.2 Is the development team approach fully operational including where necessary external partners? – and for major schemes	14.2 Yes. More liaison work needed on Majors from other Boroughs.	14.2 Set up talks and visits from <u>key local/statutory agencies and</u> ensure /check contact/database details – this in place but adhoc – set up programme for the year in Q2 2013/14 (BAU)	14.2 Set up talks and visits from <u>key local/statutory agencies and</u> ensure /check contact/database details – this in place but adhoc – set up programme for the year in Q2 2013/14 (BAU)
	14.3 Are integrated services delivered to ensure high quality in e.g. street scene and the public realm, sustainable transport, sustainable construction?	14.3 On major public realm projects (eg Wood Green/Green Lanes and Tottenham High Rd a bespoke project management system is set up. When public realm s106 is ready to be spent a similar PM system is put in place. Haringey has a “street scene guide” that is agreed with Frontline Services.		
Review comment	Seems patchy with the major sites meeting only recently re-established and not clear how this links to asset management and other corporate groups. Not clear that all relevant bodies/relevant services within Council are involved at pre-application stage or during the application process Response @ April 2013: Majors PM system in place Q3 2012/13. “others/minors” PM system Q1 2013/14			
15. RESOLVING SITE/POLICY CONFLICTS	15.1 Conflict/partnership agreement protocols? E.g. pre-application discussions/development team approach with regeneration and conservation agencies, flood risk assessment with environment agency and infrastructure	15.1 Yes.		CIL/CIP Working Party to be established in 2013/14. (BAU)

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	provision with the highways agency. 15.2 Is there a mechanism in place for prioritising section 106 requirements on a scheme, both corporately and externally, with key stakeholders e.g. highways, education contributions?	15.2 Yes. Supplementary Planning Guidance and Major Application Project Management. CiL Working Party in place. CiL/CiP Working Party to be established in 2013/14	
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Review comment Sept 2012	<p><i>Mechanism not yet embedded as development team approach only recently reintroduced – not clear what agreements, protocols and terms of reference are in place. Seems a bit hit and miss as to who is involved and planning is not always involved in early corporate discussions. Mechanism will be needed if local CIL introduced to determine priority projects</i></p> <p><i>Response @ April 2013: CiL/CiP Working Party to be set up - Q2 2013-14</i></p>		
<p>16. CUSTOMER FEEDBACK</p> <p>(USE COMPLAINTS; APPEALS; OMBUDSMAN; CUSTOMER FEEDBACK to IMPROVE SERVICE)</p> <p>Does the service have a culture of facilitating solutions rather than confrontation?</p>	<p>16.1 How does the service deal with conflicts of interest?</p> <p>16.2 Does the service seek local settlement of complaints rather than ombudsman referral? What mediation arrangements are in place in relation to internal, external consultees, members, the community and applicants? How does the service deal with freedom of information requests?</p>	<p>16.1/2 Targets for Member Enquiries; Ombudsman; Complaints; Appeals; FOIs are set. PRE has improved its performance on replying in 12/13. But PRE still has high levels of Ombudsman Complaints/Complaints per member of staff. Whilst this level of “complaint” is not high against national average levels – it indicated the need to address conflict in a more thorough way. In some cases, where appropriate and feasible – mediation explored and used.</p>	<p>16.1 Local CILr Proposal – “How Planning Works” - Community Information presentations, and workshops on planning policy, applications and enforcement Q4 2012/13 and repeat monthly/quarterly</p> <p>16.2 New Service Leaflets and Charter – Q2/3 2013/14</p> <p>16.3 Maintenance of Regulatory Cttee scrutiny role and Agents Forum and Application Feedback – Regular reports (BAU)</p> <p>16.4 Review “complaints/ME/Ombudsman/Appeals” to seek 2013/14</p>

			<u>Business Plan</u> Improvements – Q1 2013/14 (BAU) (See also Monthly Appeals and Complaints Learning – 13.1 above)
Review comment Sept 2012	There was little evidence from those complaints reviewed that complaints are used to drive change to working methods/arrangements. <i>Response @ April 2013: 2012/13 PRE improved performance in terms of response to complaints. 2013-14: check SCI performance; build complaints analysis into business plan; phone audit; customer charter and more community information.</i>		

Theme 1C	Delivering Sustainable Outcomes/Stewardship		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
<p>17. SUSTAINABLE DEVELOPMENT /REGENERATION GUIDANCE and AIMS</p> <p>Is the authority clear about its pursuit of sustainable development in its requirements for developments?</p>	<p>17.1 Does the range of SPD available cover the pertinent local development issues and sustainability criteria? i.e. Does the authority set explicit local success criteria for development that seek sustainable development and express them to developers in their pre-application guidance e.g. for regeneration projects/sites, design quality, treatment of listed buildings, sustainable transport, public spaces, community benefit, eco-building standards, protection of habitats; on site renewables?</p> <p>17.2 Is the authority explicit with regard to what it considers to be the critical local environmental, economic and social assets that significantly contribute to local distinctiveness, (e.g. area regeneration projects; nature conservation and built conservation, and fostering recreational and cultural facilities?); seek to negotiate and evaluate annually delivery – AMR ?</p>	<p>17.1/2 Yes – Annual Monitoring Reports, Regulatory Cttee, Scrutiny Cttees. (Sustainable Design and Construction SPD Checklist in place July 2013 and new Validation List to be in place by July 2013. Muswell Hill Low Carbon Zone used as exemplar. See Nos 4 and 5 above)</p>	

Review comment Sept 2012	<p>Draft Sustainable Design and Construction SPD sets standards beyond building regulations (as does London Plan) e.g Level 4 of the Code for Sustainable Homes but this and other elements in the SPD do not seem to be consistently applied and negotiated. Departmental group charged with looking at implementation and to develop a checklist. Greening your home guide although a few years old could be used more effectively for householder proposals</p> <p>Could link in better with work done by Environment Resources team and initiatives e.g Green Deal and Muswell Hill Low carbon Zone</p> <p><i>Response @ April 2013: New Validation/Sustainable checklist in place July 2013. See Nos 5 above</i></p>		
<p>18. SUSTAINABILITY</p> <p>Does decision-making protect and enhance the area's assets and promote sustainability?</p>	<p>18.1 Do decisions take account of the range of national guidance and technical studies e.g. design and access statements, conservation area appraisals, nature conservation appraisals? Checklists used ?</p> <p>18.2 Does the Council require a high standard e.g. Level 5 of the Code for Sustainable Homes?</p>	<p>18.1/2 Yes. See Nos 17 above.</p> <p>18.2 No. Need for development opportunity across the Borough and new homes, so remain at statutory minimum level. But if chance to negotiate higher this is encouraged. Developers also concerned about new costs (CIL). LBH negotiates Code for Sustainable Homes govt guideline.</p>	
Review comment Sept 2012	<p>Not pursued systematically – sustainability checklist not yet in use. Code 4 required but not always negotiated/achieved.</p> <p><i>Response @ April 2013: New Validation/Sustainable checklist in place July 2013. See Nos 5 above</i></p>		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals

			2013/14
<p>19. LIVEABILITY/SENSE OF PLACE</p> <p>Does decision-making meet the aspirations of the community in terms of providing facilities, sense of place and liveability?</p>	<p>19.1 Is the area inclusive, meeting the needs of the widest range of its community? Does the local area provide an appropriate level and range of community facilities in relation to its need and size, with facilities that meet the needs of the range of local residents in age, ethnicity, social structure, life stage and income? Where there is shortfall in provision is the deficiency being addressed?</p> <p>19.2 Does the area have vibrant local centres and high streets providing the appropriate range of retail and leisure facilities for the size of the settlement and creating liveable streets?</p> <p>19.3 Is the locality well connected and integrated? Can everyone access the full range of facilities because places are well connected by public and private transport & design meets the accessibility needs of all?</p> <p>19.4 Is satisfaction with the local area high?</p>	<p>19.1 LDF Development Plan Documents carried out to Statement of Community Involvement (SCI) standards. Community Infrastructure Plan published as part of LDF and Levy should be in place by April 2014. These also partly with Council Corporate Plan and to Area Forum Service Plans (clusters of wards). Monitoring reports on LDF planning objectives and a separate report on S106 work are prepared and presented to Cabinet and Regulatory Cttee respectively.</p> <p>19.2 Town Centre and Retail studies being carried out in 2013. These will inform both DM DPD; planning and corporate project work. In 2012/13 the Council supported all the Haringey TC Business Partnerships and or Areas to improve footfall and vitality. Commitment to 2013/14 (March 2014) to improvement plans for TCs.</p> <p>19.3 Haringey has an annual LiP and Transport Strategy which along with its LDF supports “access for all and PT” as main aims. This is addressed by Policy, Projects and DM negotiation.</p> <p>19.4 Haringey subscribes to resident/customer feedback and this is reviewed when the Borough considers business plans and service priorities.</p>	

Review comment Sept 2012	<p>No evidence in files reviewed of links to the community infrastructure plan and looking to meet identified deficits. Service still sees itself as largely regulatory rather than about implementing the plan, and managing development and achieving corporate objectives.</p> <p><i>Response @ April 2013: Link between DM and LDF delivery dealt with through officer liaison and AMR at the end of each year, so - DM Review comment relevant. 2013/14, therefore see Nos 4.2 above.</i></p>		
<p>20. COMMUNITY INFRASTRUCTURE & AFFORDABLE HOUSING</p> <p>Does the authority add value to development proposals through success in negotiating appropriate contributions from developers to meet community needs?</p>	<p>20.1 What contribution to the range of community facilities available is delivered through section 106 agreements and unilateral undertakings such as leisure facilities, management of open space, improved transport etc and are the negative impacts of development mitigated by these benefits? How will this be transferred to CIL?</p> <p>20.2 Do affordable housing levels meet local need and is the community well served with core facilities such as children's play, sustainable transport?</p>	<p>20.1/2 LDF Development Plan Documents carried out to Statement of Community Involvement (SCI) standards. Community Infrastructure Plan published as part of LDF and Levy should be in place by April 2014. These also with Council Corporate Plan and to Area Forum Service Plans (clusters of wards). Monitoring reports on LDF planning objectives (including affordable housing and community infrastructure) and a separate report on S106 work are prepared and presented to Cabinet and Regulatory Cttee respectively. AMR is produced.</p> <p>See Nos 15 above</p>	
Review comment <i>Fortismere Associates and Marc Dorfman September 2012 and March 2013</i>	<p>Between 2005-11 approximately £13m was received through S106. Council employs 2 officers for</p>		

Sept 2012	monitoring, negotiating and managing S106. Council due to consult shortly on draft charging schedule for CIL. <i>Response @ April 2013: CiL/CiP Working Party to be set up - Q2 2013-14</i>		
<p>21. RESPONDING TO COMMUNITY COMMENTS & ASPIRATIONS</p> <p>Does the authority add value to proposals through success in negotiating amendments to schemes to reflect community need and concerns?</p>	<p>21.1 Do clear examples exist of proposals which have been improved for the benefit of the community?</p> <p>21.2 Where ethnic communities have specific spatial needs (e.g. relating to extended families) have these been addressed in planning new developments?</p> <p>21.3 Have issues about congestion, transport and parking been effectively addressed?</p>	<p>21.1/3 Annual Monitoring Reports, Scrutiny, Regulatory and Planning Cttee.</p> <p>21.2 South Tottenham Design Guide (SPD) is good example of specific spatial needs (very large family size), being accommodated by planning policy. Highgate Neighbourhood Plan and the Plan for Tottenham are other good examples of local planning through local consultation.</p> <p>21.3 Annual Monitoring Report and Transport Strategy/Projects illustrate action and funding focus on “place making”, access for all; town centres, public transport and support the “transport hierarchy”.</p>	
Review comment Sept 2012	<p><i>This information is not readily available as it is not currently recorded on IPlan so it is not clear where DM officers add value to proposals</i></p> <p><i>Response @ April 2013: Link between DM and LDF delivery dealt with through officer liaison and AMR at the end of each year. Nos 4.2 above will seek to improve assessment and explanation of this link and exemplify in officer reports. . CiL/CiP Working Party to be set up - Q2 2013-14</i></p>		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions

			2012/13 & Proposals 2013/14
<p>22. BUILDING & URBAN DESIGN</p> <p>Does the service achieve a high quality of design in individual buildings streets and places in terms of both urban form and sustainability criteria?</p>	<p>22.1 Does the area and its constituent parts have a strong sense of place?</p> <p>22.2 Does new development create or reinforce local distinctiveness and inclusivity adding to the quality and character of the area?</p> <p>22.3 Is satisfaction with the appearance and usability of new development high?</p> <p>22.4 Is the ecological footprint of new development low in that it respects environmental limits, reflects high standards of energy efficiency, has low water and minerals usage, uses sustainable materials, promotes renewable energy, minimises the need to travel and takes climate change impacts into account?</p> <p>22.5 How does the Council use the design panel to assist with assessment of major proposals?</p> <p>22.6 Is the enforcement service pro-active, monitoring conditions and ensuring compliance?</p>	<p>22.1 LDF Local Plan adopted March 2013 has a "local place" section which sets out distinctiveness. These mirror Area Forums and Service Improvement projects.</p> <p>22.2 Local consultation; neighbourhood character; conservation area and advisory groups - and Design Panel used to support assessments of planning applications to promote distinctiveness. Streetscape Design Manual in place to support s106/transport/highway capital spend.</p> <p>22.3 Design Panel and Design Awards support quality design. 2013 will see a "characterisation study" and further development of "Design Improvement" programme.</p> <p>22.4 2013 will see establishment of Sustainable Design checklist</p> <p>22.5 See above at 22.2/3</p> <p>22.6 Planning Enforcement focuses on community/resident demand. Trial "spot checking" of conditions, will begin in 2013, to do some compliance work. See Nos 9 above</p>	<p>22.1 <u>Design Panel Assessment Q1 2013</u> Planning Policy. See also proposal for "compliance spot checks" at 9.3 above (BAU)</p>
<p><i>Review comment</i></p>	<p><i>Reliance by DM officers on advice from specialists but not possible to assess impact of advice as it is</i></p>		

Sept 2012	<p>not possible from the records available to identify where this has led to changes to proposals. Enforcement service largely reactive with little compliance monitoring.</p> <p><i>Response @ April 2013: Enforcement/Compliance spot checking to be introduced in 2013/14. Improvement in case file notes/audit and added value also to be introduced. See Nos 3,4,9 and 12 above.</i></p>
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THEME 2: PERFORMANCE: People, performance and resource management

- Capacity and the use of resources
- Performance management
- Learning and supportive culture

Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
Theme 2A 23. STAFFING Are staffing levels/resources appropriate?	Capacity and Use of Resources 23.1 What is the average FTE case officer (include planners and technicians carrying caseload) caseload per annum. How does it relate to the 150 benchmark? If above 150 are caseload levels sustainable in relation to the profile of cases and committee structures (i.e. proportion of major/minor/other applications received by the authority compared to the national average profile of 3% major, 27% minor and 70% other applications and the decision making processes in operation) and look to see whether it is static, increasing or decreasing over a period of the last 2 years and that projected for forthcoming year. 23.2 How has the Council used the PAS benchmarking exercise to assess how its service compares in terms of efficiency, effectiveness and use of resources for different parts of the service when	Applications 23.1 In 2012/13 – 2298 applications received, plus 1000 backlog applications of which 300 needed to be processed. DM staff = head of service and 7.5 staff allocated to DM + 4 extra agency staff for part of the year to deal with backlog and improve performance on 2011/12. Equal to = 192 applications per staff member. Application profile = 1% major; 16% minor and 82% other. The % of agency staff high; team leaders carried case loads; no area teams; no majors team and no sharing between planning and enforcement officers, significant backlog of cases to manage and sickness level affected productive capacity. Part 1 DM Resource Improvement Plan Q4 2012/13: focus on backlog and Majors performance; recruitment	23.1 DM Resource Improvement Plan Part 1. New Interim Head of DM and extra Agency staff to deal with Backlog – Q4 2012/13 (BAU) 23.2 DM Resource Improvement Plan Part 2. Skill Gaps/Staff balance between functions: Majors; Viability Assessment; Service Commissioning; Process streamlining/ICT development and Staff Development programmes – Q2/3 2013-14

	<p>compared to other similar authorities? What changes have been made as a result?</p> <p>23.3 Is time for pre-application discussions provided for in the staff resources? Is the service self financing?</p> <p>23.4 Is there a backlog of applications (see <i>backlog definition footnote 2</i>) and is it static, growing or declining? What measures are in place to clear it?</p> <p>23.5 Is the proportion of administrative support staff appropriate to the number of case officers and the scale of the work?</p> <p>23.6 What is the caseload of enforcement staff? How does it relate to the 150 complaints per officer guideline? Is the caseload achieving the enforcement objectives of the service? Is there a backlog of complaints?</p> <p>23.7 Are enforcement cases followed through i.e. is the service of a notice then followed up with action if not acted upon by the recipient?</p> <p>23.8 How is appeals and enforcement work</p>	<p>to reduce agency staff and new Head of DM Service; majors team in place and two temporary area teams – subject to review in 2013/14; more officer guidance and sickness/performance management; share workload between applications and enforcement staff to get to more balanced workload position by April 2013. Cases “live” at April 2013 is 275 compared to 1000 in Jan 2012. Major applications on target.</p> <p><u>Part 2 DM Resource Improvement Plan Proposal - June 2013.</u> DM professional establishment is 1 manager, 1 team leader and 8 officer posts and around 2000 applications. It is likely that this will need to increase by 1/2 officers in 2013/14 in order to maintain performance and improve service quality – particularly need Majors skill level. This will be achieved through temporary maintenance of some agency staff and a DM Review/Part 2 Improvement Plan to look at options for service delivery, including DM Technical Staff and Enforcement Staff. Part 2 Plan will also need to take into account the possibility of “1 year Special Measures” Designation. To be considered as part of Place Restructure and increase in demand for Planning Enforcement.</p>	<p><u>23.3 Enforcement Staff</u> – look to increase via POCA and possible joint working across Enforcement services – Q2/3 2013-14</p>
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	<p>staffed in terms of administrative support? How is appeals work staffed in terms of case officers bearing in mind the 150 guide for case officers excludes appeals case work?</p>	<p>23.2 PAS Benchmarking March 2012 undertaken but not reviewed. Second Benchmark undertaken in Dec/Jan. Results awaited April 2013.</p> <p>23.3 Pre Application self financing under review – see 23.2</p> <p>23.4 Backlog substantially cleared @ April 2013, (see 23.1). However 23 applications still over 26 weeks. This to be addressed in Q1 2013/14.</p> <p>23.5 Administrative Support- under Review see 23.1</p> <p><u>Enforcement</u></p> <p>23.6 Enforcement Caseload per officer @ 180 is high. 750/850 enquiries pa, 80-100 notices and 10-20 prosecutions pa with 4 staff and team leader. The service is improving year on year - but there is high demand and high service pressure. See 23.1</p> <p>23.7 Enforcement Notices are followed up, but quickly enough – this will need to review in 2014</p> <p><u>Appeals</u></p> <p>23.8 Appeals: Approximately 100 pa. Service timeliness needs to be improved and Jan/Feb saw increase in appeal loss rate for first time in 2 years – this needs to be reviewed,</p>
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		through staff guidance; performance management and Monthly Learning sessions. See Nos 13 above	
Review comment Sept 2012	<p>Given the profile of applications compared with the national average and the support from outside the service for major applications the current DM resources for applications should be sufficient to cope with the caseload of around 160 applications per year. Yet case officers are carrying very high caseloads 80+ applications and there is a backlog of applications. Additional resources have recently been recruited to clear the backlog but no clear plan and there is an air of firefighting with performance and morale dropping. The PAS/MEPs benchmarking report received in March 2012 has not been evaluated and considered by SMT and has not yet been used to inform the action plan for the service. Although the pre-application service is self financing the service is provided by senior DM officers in addition to their caseload and is not always given the priority it needs to meet the time targets. The operation of the team on a borough wide basis and allocation of work on a taxi rank principle leads to inefficiencies with case officers needing to attend site visits throughout the Borough. Pressure on officers means that sites are not always visited.</p> <p>There is a good level of technical support (one of whom also has a small caseload of applications) and act as a first point of contact for the PAPA service. Enforcement caseloads are higher than the 150 benchmark (about 190 at start of 2012/13 including the team leader, without team leader this would equate to about 210). Referral of Tottenham cases is likely to increase the workload and means it is necessarily a reactive service at present. Although appeals are dealt with by case officers in addition to their caseloads the new householder appeals service means that the number requiring additional statements/proofs of evidence should be relatively low.</p> <p>Response @ April 2013: DM Improvement Plan will review resource allocation in 2013/14, including productivity improvements; costs of ICT improvements; improved skills and processes and balance of staff resources between customer/professional/technical. This work will build on new PAS benchmark work to be verified in May/June.</p>		

Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
<p>24. DM SKILLS ASSESSMENT</p> <p>Has the development management service achieved the range and mix of skills needed to deliver its aims and objectives? Are there any gaps in skills/ experience?</p>	<p>24.1 What is the experience profile of staff (whether employed direct or agent/consultants) in relation to caseload profile e.g. if there are large numbers of complex major applications are there adequate numbers of senior, experienced staff? If there are a large number of listed buildings, is there adequate expertise?</p> <p>24.2 Are there adequate management, technical, administrative, enquiry, reception and project management skills as well as planning skills?</p> <p>24.3 Have there been any changes to the FTE posts in development management in the last year? Are any changes planned?</p> <p>24.4 Does a competency framework exist for the service and is a competency based approach to selection taken?</p> <p>24.5 Do members have the appropriate range and level of skills and competencies for their role? (Is the PAS elected member's planning skills framework used?)</p>	<p>24.1 Skills Audit – see Nos 7 above Despite low % of Majors (1% = 20 pa), service still lacks strong/high skill levels in this area. Appoint staff member and develop existing members. See Nos 23</p> <p>24.2 PRE will need service delivery/commissioning skills; viability assessment; service process streamlining/ICT improvement. Use PAS support. See Nos 23</p> <p>24.3 Recruitment now ongoing</p> <p>24.4 Competency Framework at national level to be launched Sept 2013. Review in 2014. See Nos 7</p> <p>24.5 Member training undertaken every May with external trainers</p>	
<p><i>Review comments Sept 2012</i></p> <p>Fortismere Associates and Marc Dorfman September 2012 and March 2013</p>	<p><i>Not aware of any skills audit of either officers or members in DM. DM service is however over dependent on temporary (but long term) agency staff. DM officers tend to rely on specialist input for</i></p>		

	<p>design, viability, transport even on the simple applications. Current one team structure does not work effectively with not enough supervision of staff – since the loss of a team leader/Head of DM there is insufficient management capacity in the current arrangement so that there are not always regular 1:1s or team meetings. Enforcement has undertaken training audit.</p> <p><i>Response @ April 2013: Skills/Training Audit in 2013/14 – see Nos 7. PM and Appraisal targets; case conferences; regular management arrangements all now in place. Increased delegation has provided DM management with more time/resource.</i></p>		
<p>25. DM SPECIALIST SKILLS</p> <p>Is access to external services appropriate?</p>	<p>25.1 Is specialist advice permanently available for design, highways, conservation, arboricultural, and ecological advice either in-house, from another authority or group of authorities, from a public body, or from the private sector?</p> <p>25.2 Are staff deployed flexibly to tackle peaks in workload?</p>	<p>25.1 London Councils will pilot “skill share project for town planning” in Oct-Dec 2013. LBH continues to use pre app/performance agreement funding to buy specialist services when needed. Design and Conservation Officer was replaced in Planning Policy.</p> <p>25.2 Draft JDs for restructure have created a “generic JD”</p>	
<p>Review comments Sept 2012</p>	<p>There is specialist advice available in house. But with resources limited, more flexibility and sharing of skills needed</p> <p><i>Response @ April 2013: DM Improvement Plan will review resource allocation in 2013/14, including productivity improvements; costs of ICT improvements; improved skills and processes and balance of staff resources between customer/professional/technical. This work will build on new PAS benchmark work to be verified in May/June.</i></p>		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
<p>26. DM RECRUITMENT & RETENTION</p>	<p>26.1 Have there been changes to the establishment over the past 18 months and are any further</p>	<p>26.1 DM professional/technical service has reduced 25% over 3 years. DM and BC Technical teams</p>	

Does a recruitment and retention strategy exist which manages the vacancy and turnover rates experienced by the service?	changes/restructuring proposed? 26.2 Is the service over reliant on temporary staff i.e. are key positions or a high proportion of positions held by temporary staff or as temporary posts? Why? 26.3 Does the authority consider there have been any recruitment and retention problems in the last 18 months?	have been integrated. Emphasis is now on skill and process upgrading. 26.2 Yes. Lack of skills and development of permanent staff, despite training and development. But this is now being rectified. 26.3 Yes. Senior staff.	
Review comments Sept 2012	Current restructuring proposals have dominated this issue and further savings need to be identified for the current year. <i>Response @ April 2013: Skills/Training Audit in 2013/14 – see Nos 7. LBH to introduce professional Assessment of Professional Competence (RTPI system), once national competency for TP launched Sept 2013.</i>		
27. DM TRAINING Does a training and development strategy exist that meets the needs of the service?	27.1 Is member training compulsory for those on committee or holding a portfolio, is it provided for all members, held frequently and comprehensive in its coverage? 27.2 Are staff sponsored on planning courses to develop their skills/provide CPD? 27.3 Is there an active developmental approach to all staff e.g. linked to staff appraisals?	27.1 Planning Committee members required to attend planning and probity training. 27.2 PRE has no apprenticeships and does not sponsor qualification of junior staff. Training budget limited. Funds need to be developed from restructure/re provision of service. 27.3 Appraisal of DM professional staff has been poor. Poor attitude to regular and searching learning and testing. Need to require Assessment of Professional Competency. Nos 7	

Review comment Sept 2012	Member training programme is organised and 7 member training sessions were held in 2011/12 covering policy updates, conservation, house extensions, building control, use classes order but enforcement not yet covered. Have set up a series of lunchtime seminars for officers. Response @ April 2013: Skills/Training Audit in 2013/14 – see Nos 7.		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
28. DM PROFESSIONAL, ADMIN & CUSTOMER STAFF BALANCE Are tasks allocated at suitable levels so that case officers are able to concentrate on assessing applications and technical and administrative work supports the handling of applications?	28.1 How is each stage of the application process divided up between administrative, technical, specialist and case officers? Are case officers carrying out unnecessary administrative duties? 28.2 Are there customer care officers or the equivalent that handle the majority of initial contacts? Do they have professional backup? Have they received training?	28.1 Division of duties clear/fair. But better ICT use would improve service consistency and productivity. See Nos 2 and 23 28.2 Combination of DM Technical Team on the phone and professional officers offering “face to face” duty officer service.	
Review comments Sept 2012	Seems to be an appropriate split of tasks between technical/administrative and professional staff. Case officers do minimal amount of administration, nevertheless record keeping is weak. The technical support teams for development management and building control have recently been merged. Initial discussions have taken place with a view to a shared service with Waltham Forest – however progress stalled. Response @ April 2013: 2013/14 – ICT Development and Improvement Plan and DM resource review.		
Theme 2B	Performance management		
29. PERFORMANCE MANAGEMENT SYSTEM	29.1 Does the service have a clear performance management framework that integrates finance, people, performance and ICT?	29.1 No. This is proposed by using resource from vacant post in Business Management and support from PAS. Integrate:	29.1 Ensure integration of DM Improvement Plan elements:

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Is the performance of the service being actively managed?	<p>29.2 Does the service know whether or not it is improving, where and why? Is action taken when problems are identified?</p> <p>29.3 Does the head of service, and members drive performance towards local targets?</p> <p>29.4 Do managers and key members (e.g. portfolio holder and chair of planning committee) meet regularly to discuss performance and potential barriers to improvement?</p> <p>29.5 What regular performance reporting to SMT, Cabinet and Planning Committee is undertaken? Which local PI's are included?</p> <p>29.6 Is up to date performance against local PI's readily available?</p> <p>29.7 Do back office ICT systems provide the capability to monitor performance and outcomes at all key levels and across development management e.g. in enforcement, appeals, applications, customer service?</p>	<p>- ICT Development Plan - Sept (Nos 2 above)</p> <p>- Application/Appeals Project Management - May (Nos 3 above)</p> <p>- Staff Skills Plan - Sept (Nos 7 above)</p> <p>- Staff Resource Plan - June (Nos 23 above)</p> <p>29.2 Yes. Regular service and key indicator reporting to Regulatory Cttee. Scrutiny Cttee Reports. AMR Reports. DM Review Report.</p> <p>29.3 Not in the recent past. This is now being more closely examined</p> <p>29.4 Yes Regulatory Committee, but not until prospect of "special measures".</p> <p>29.5 AMR; Application speeds; Appeal success and enforcement enquiries/resolutions</p> <p>29.6/7. Yes</p>	<p>Finance/Staff (Nos 23); Skills (Nos 7); Project and Performance Management (Nos 3) and ICT (nos 2) – Q2/3 2013/14</p> <p>(See also Nos 32 Improvement Plan and Commissioning Review and Nos 36 Leadership)</p>
Review comments Sept 2012	<p><i>There is regular monitoring and reporting of corporate performance indicators at service level including to the Regulatory Committee but no regular performance monitoring of individual staff or setting of local performance indicators. A performance culture does not appear to be embedded but left to individuals to identify their own priorities and undertake their own performance monitoring. The benchmarking work undertaken has not been used to evaluate performance and to identify areas for improvement</i></p> <p>Response @ April 2013: Q2 DM Review Action Plan – taking into account May 2013 PAS benchmarking work.</p>		

Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
<p>30. PERFORMANCE TARGETS & TRENDS</p> <p>Is the level of performance achieved satisfactory with regard to local targets and the customer charter standards?</p> <p>Has performance on time targets (e.g former NI157) been maintained without recourse to actions that potentially reduce the quality of service?</p>	<p>30.1 How does performance with regard to time targets (stand in relation to the former national targets set in NI157)?</p> <p>30.2 Has performance declined or improved over the last two quarters, and the last year?</p> <p>30.3 What is the proportion of conservation areas with an up to date character appraisal? What is the proportion of conservation areas with management proposals?</p> <p>30.4 What is the trend in refusal rates and how does it relate to the national average?</p> <p>30.5 What is the trend in withdrawal rates and is this in line with the national average?</p> <p>30.6 Is there a backlog of applications? How are applications that run over the target managed?</p> <p>30.7 What is the appeals record and is it in line with the national average of 67% appeals upheld?</p> <p>30.8 What are the reasons for a change of</p>	<p>30.1 <u>DM Performance</u>: 2012/13: 63% of Majors (above national target), but Minors (57%) and Others (68%) – not at the national target level. This is because of 2012/13 focused on Majors and Backlog reduction. Appeals at 39% lost – this fallen from 32/35% in previous years. Enforcement performance continues to be maintained.</p> <p>30.2 <u>DM Performance Trend</u>: performance reduced between 2011-13, but improved in the last 2 Quarters of 2012/13. See 30.1</p> <p>30.3 <u>Policy Indicator</u>: This performance indicator not used anymore at the national level. Not with standing this LBH is only slowly carrying out such appraisals because of resource management. Better indicators are the AMR and LDF progression.</p> <p>30.4 <u>DM Approval Rate</u>: LBH has a high approval rate</p> <p>30.5 <u>DM Withdrawal</u>: Low withdrawal rates</p> <p>30.6 <u>Backlog</u>: of 2012/13 has been cleared – 275 on hand at the start of</p>	<p>30.1 Backlog cleared in 2012/13. Majors on target. Address “26 week old applications” and Minors/Others in 2013/14. From Feb 2012 ensure same or more applications processed per Quarter than received</p>

	performance (if any) in the last 18 months?	<p>2013/14. This should be 50-100 less. To be addressed in 13/14. Cases over target are reducing because of increase in 2 weekly monitoring.</p> <p>30.7 <u>Appeals</u>: performance declining (2012/13 – 61% won instead of 67%)</p> <p>30.8 <u>Performance Causes</u>: inadequate management processes and drive and project management. Little support from ICT. Lack of skills and management enthusiasm. Some lack of resources which led to service/staff pressure, which becomes a bulwark to change and improvement. Of concern also is 23 applications on hand over 26 weeks</p>
Review comments Sept 2012	<p>Performance has been falling – the last quarter of 2011/12 saw performance at 0% majors (8 determined); 51% minors (65 determined) and 65% of others (336 determined) and meant that the targets were not met for major or other applications for the 2011/12 period. There is a backlog of applications which has been static for a considerable period. The nature of the backlog is not known – e.g whether there are a lot of very old cases which are no longer 'live'.</p> <p>The figures in the datasheet show that there is a backlog of about 500 cases (the number of cases on hand was over 1000 and the number determined has been consistently less than the number received for the last 5 quarters). The nature of the backlog is not known – there would be benefit in understanding this so that the appropriate action can be taken. Although additional resources have been brought in the backlog is spread around the team and is dragging down performance and the quality of service. Site visits are being undertaken late in the process so there is little opportunity for negotiating or seeking amendments if targets are to be met. Appeals performance is good. The refusal rate at 18% for 2011/12 was around the national average and considerably lower than in many London boroughs. Withdrawal rate of 11% is higher than the national average and rose to 29% in Q3 of 2011/12. It is not clear whether this was part of the attempt to clear the backlog.</p>	

<p><i>Response @ April 2013: Backlog addressed in 2012/13 and “backlog performance target” set for 2013/14. Performance on Majors now above national Target. PM system for “others/majors” to be put in place Q2 2013/14 and also for “appeals”. Regular reporting to Regulatory Cttee. Stronger appraisal system being put in place for 2013/14 – “timeliness; customer focus and professional quality”</i></p>			
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
<p>31. TARGET MONITORING</p> <p>Is regular monitoring taking place of individuals, team and overall position with regard local quality standards and targets?</p>	<p>31.1 How is individual, team and service performance monitoring and management with regard local quality standards and targets achieved? It should be both monitored and followed up where performance is lagging at individual, team and service level. Is this included in team and individual appraisals?</p>	<p>31.1 There has been poor observance of proactive action as a result of individual and team performance monitoring. However DM Service statistics and performance as a whole have been reported regularly to Planning and Regulatory Cttees, to the Directorate, on covalent and on the web – so performance has not been hidden. Performance speed standards were given less priority in 10/11 and 11/12, when such statistics were given less priority by Central Govt. Since this has again become a priority by Central Govt – so it has become a priority for Local Government. Targets have been not been highlighted in appraisals in a rigorous way – this is now being done.</p>	
<p>Review comments Sept 2012</p>	<p>There was little evidence of the monthly monitoring although it is included in appraisals</p> <p><i>Response @ April 2013: Backlog addressed in 2012/13 and “backlog performance target” set for 2013/14. Performance on Majors now above national Target. PM system for “others/majors” to be put in place Q2 2013/14 and also for “appeals”. Regular reporting to Regulatory Cttee. Stronger appraisal</i></p>		

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<i>system being put in place for 2013/14 – “timeliness; customer focus and professional quality”</i>		
32. SERVICE IMPROVEMENT PROCESS & PLAN Is the service improvement plan and improvement process fit for purpose and effective? Do staff understand their role in meeting local targets, delivering service objectives, and how they are held to account for their performance?	<p>32.1 Is there an up to date improvement strategy (e.g from benchmarking work) and is it regularly reviewed?</p> <p>32.2 Has the Council recently reviewed its processes for the handling of major, minor/other applications; enforcement; section 106 agreements; appeals, pre-application discussions and customer care? Examples ?</p> <p>32.3 Did the PAS benchmarking identify any areas of the process requiring improvement? e.g validation, registration etc</p> <p>32.4 What are the proposals for future improvement? What examples of action have been taken as a result of process review or issues arising from performance management? What areas of the service represent best practice?</p> <p>32.5 Are individuals' responsibilities and accountability for performance clear and relevant to their level in the structure?</p>	<p>32.1 No. Improvement Plans to date have focused on “business as usual” not visionary/improvement plans</p> <p>32.2 DM Service has focused improvement on Enforcement and Appeals and Mayoral CIL</p> <p>32.3 March 2012 PAS benchmarking indicated Haringey cost of processing applications was low/average for London. DM Tech operated well, BUT application processing times were declining.</p> <p>32.4 Paperless DM process; Committee Report templates; DM Committee procedure and Cttee member training</p> <p>32.5 Not clear. This is in Review – June 2013</p>
		<p>32.1 <u>DM Improvement Process/Plan 2 weekly meetings</u></p> <p>32.2 <u>Improvement Plan Draft Q1 2013 and Commissioning Review Draft Q3/4 2013. PAS Benchmarking and bid for support. Q2 2013-14</u></p> <p>(see also Nos 29 Integrating key performance elements – ICT, performance and project management, skills, resources – and Nos 36 Leadership)</p>

Review comments Sept 2012	The draft development management improvement plan/work programme plan January 2012-January 2013 sets out the current work programme with some areas for improvement - it lacks detail and is not comprehensive in its approach. The PAS/CIPFA benchmarking work (2011/12) and performance monitoring has not been used to help identify areas requiring improvement. There are areas of good practice – eg. Development management forum, design review panel <i>Response @ April 2013: Q2 DM Review Action Plan – taking into account May 2013 PAS benchmarking work.</i>		
Theme 2C	Learning and supportive culture		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
33. SERVICE WORKING RELATIONSHIPS & PERCEPTIONS Are positive working relationships between the staff and members within the Council and with its partners and users maintained?	33.1 Do staff work positively across service boundaries e.g. is the development team approach considered to be effective? How does the service relate to other corporate initiatives e.g asset management. Are there sound working links between the development management teams and the policy, conservation, urban designers and other development professionals including in other authorities if relevant? 33.2 Are conflicts that arise in the course of working dealt with openly and positively? 33.3 Is there mutual trust between members and officers? 33.4 Does there appear to be a strong team spirit and mutually supportive culture among officers?	33.1/2 Improvement in place for Major Applications (see Nos 3). For other and minors – Q2 2013/14 33.3 This needs improving through better performance and communication. Ensuring ME/customer complaints answered and reviewed. (See Nos 4, 13 and Nos 29) 33.4 This needs support and improvement. (see Nos 3,4,13,29) 33.5 Yes 33.6 No – this needs improving through the DM Review Action Plan. Establish stronger working relationship between Regulatory Cttee and DM/Planning Staff/Service. Resource issue need to be	

	<p>33.5 Do staff display a positive attitude towards the stakeholders with whom they engage and the users of the service and consider them to have a legitimate voice?</p> <p>33.6 Is the service perceived as effective, supportive, innovative and co-operative by members and officers within the service, other services, chief officers, consultants and partners?</p>	<p>recognised, but this must be balanced by more effective customer service processes and community planning events (see Nos 16)</p>	
<p><i>Review comments</i> Sept 2012</p>	<p><i>Limited consideration – would need interviews with key officers from outside the service and members. Major sites meeting only recently re-established so too early to tell but have recently dealt with a number of major applications e.g Wards Corner, Heartlands, Aldi, 638 High Road. Need to set up an effective feedback system</i></p> <p><i>Response @ April 2013: Q2 DM Review Action Plan – taking into account May 2013 PAS benchmarking work.</i></p>		
<p>34. LEARNING FROM GOOD PRACTICE</p> <p>Do staff share good practice and experience?</p>	<p>34.1 Are there mechanisms for learning from experience in dealing with applications, appeals, enforcement cases, customer service etc. that enable collective learning from individual experience to improve the way the service processes applications, appeals, enforcement cases etc. and provides a service?</p>	<p>34. Service Wide Training Plan : focus on s106/viability, Design, Legislation Updates. Annual Urban Design for London and Future of London. More joint case conference since November – but this should be pushed. See Skills/Training Plan Nos 7 and Monthly Nos 13 Monthly Learning and feedback and discussion and Nos 14 new Talk Series + Feedback Nos 16 + Nos 35</p>	
<p><i>Review comments</i> Sept 2012</p>	<p><i>This appears quite limited – no real formal mechanism and rely on informal mechanisms</i></p> <p><i>Response @ April 2013: Q2 DM Review Action Plan – taking into account May 2013 PAS benchmarking work. See also Monthly feedback/learning sessions – Nos 13.</i></p>		

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<p>35. SERVICE LEARNING CULTURE</p> <p>Is there a learning culture that takes lessons from both success and failure and applies them to future work?</p>	<p>35.1 Is good performance celebrated and poor performance addressed?</p> <p>35.2 Is there regular review of the impact and effectiveness of pre-application and post application discussions?</p> <p>35.3 Is there regular review of overturned decisions and appeals upheld?</p> <p>35.4 Is there annual review of the quality of recently completed developments and their sustainability performance?</p> <p>35.5 Are revisions made to the service in response to detailed comments in customer survey?</p> <p>35.6 Does the service seek to learn how others achieve success?</p> <p>35.7 Is continuous improvement taken for granted?</p>	<p>35.1 PRE has published 8 newsletters which features good work of staff in all sections. We don't have an awards event – good idea. On performance management, this is now being better addressed with Leadership change.</p> <p>35.2/3 Yes See Nos 13 Monthly Feedback</p> <p>35.4 Annual Review of schemes good idea. Design Awards and Review will demonstrate this to some extent. Resource issue.</p> <p>35.5 Use Feedback from Agents Forum and Customer Feedback</p> <p>35.6 Yes on DM procedures and CIL</p> <p>35.7 No. DM first needs to stabilise procedures and resources</p>	<p>35.1 Annual Review of "good, bad and the ugly" – Q3/4 2013-14 (BAU)</p>
<p>Review comments Sept 2012</p>	<p><i>Little evidence of this – morale appears low, officers stressed and little time given to evaluation. Run annual design awards and achievements for 2011/12 are set out in the Business Plan</i></p> <p><i>Response @ April 2013: Q2 DM Review Action Plan – taking into account May 2013 PAS benchmarking work. See also Monthly feedback/learning sessions – Nos 13.</i></p>		

THEME 3: LEADERSHIP: Leadership and Corporate Engagement: Nos 36-45

- Vision and direction
- Integration of Policy and delivery
- Decision making and scrutiny

Theme 3A	Vision and direction		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
<p>36. DM LEADERSHIP</p> <p>Does the development management service have effective champions at officer and member level?</p>	<p>36.1 Does the head of service clearly lead the service? Does the service have an officer champion above the head of service in the hierarchy in the corporate management team?</p> <p>37.2 Does the portfolio holder responsible for planning and chair of development control committee provide direction for the service? Does the lead member for planning sit on the cabinet?</p> <p>38.3 Is there regular liaison between the portfolio holder and chair of planning committee?</p> <p>37.4 Is there corporate management team and member support for plans to improve the service? (if the answer is 'no' to any of the questions above then the service could be isolated)</p>	<p>36.1 Service has recruited new Head. Director Place sits on Directors Group. There is need to stabilise DM service through "performance management and ensuring basic processes/procedure and customer service is put in place. Then during 13/14 a commissioning review is to be undertaken on how best to provide/procure DM</p> <p>37.2 Focus is on design and regeneration. Yes cabinet members</p> <p>37.3 Regular Liaison</p> <p>37.4 Yes – Director of Place</p>	<p>36.1 <u>Recruit head of DM – Q1 2013-14</u></p> <p>36.2 <u>Improvement Plan Draft Q1 2013 and Commissioning Review Draft Q3/4 2013. PAS Benchmarking and bid for support. Q2 2013-14</u></p> <p>36.3 <u>Strategic Sites meeting established by Director. Monthly Meetings – in place Q4 2012/13</u></p> <p>36.4 <u>DM Team and Confidence Building Programme Q2-Q4 2013/14</u></p>
Review comments	There seems to be a lack of clarity over the priorities for the DM service. Not clear how the service is		

Sept 2012	perceived by CMT. No formal feedback mechanism exists. <i>Response @ April 2013: Priorities established for 2013-14: "PM; major sites; s106/CIL; enforcement; customer service/getting the basics right; value for money" Note – focus was on "major sites" in 2012/13 – in 2013/14 the focus must be on "minors/others" without losing PM of Majors</i>		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
37. SERVICE VISION & PURPOSE Is there a clear and articulated vision of the role of development management within the Council and planning service?	<p>37.1 Does the service plan and priorities explicitly demonstrate how the development management service contributes to corporate priorities and the objectives of the service reflect the Council's ambitions?</p> <p>37.2 Do the senior management and politicians of the Council understand the role of development management in delivering corporate objectives? Is it clear that the chief executive understands the role of development management in delivering the Council's wider objectives such as affordable housing and recreational facilities?</p> <p>37.3 Do the Council leader, members and chief executive take an interest in development management performance?</p> <p>37.4 Does the development management service effectively input to the policy formulation and delivery function?</p>	<p>37.1 Priorities are <u>Design, Enforcement, s106/community infrastructure, major sites</u>. Focus and resources have been put into these areas and recognised by Diagnostic Review. It is good that staff recognise these areas. Resource reduction puts a service into transition and does result in staff pressure. An area that must be developed is <u>better "value for money and customer service"</u> and more <u>"professionalism"</u>. Since special measures concerns <u>"timeliness and performance management"</u> are also now higher priorities</p> <p>37.2 Yes</p> <p>37.3 Yes</p> <p>37.4 Not recently – Nov/Dec 2012 – now in place</p>	<p>37.1 <u>DM Priorities</u> are:</p> <ul style="list-style-type: none"> - "design, - major sites, - s106 community infrastructure, - enforcement -better value for money and customer service, - more professionalism, - timeliness and performance management - getting the basics right"

Review comments Sept 2012	<p>The business plan needs to set out the vision and objectives related to the corporate priorities in order to drive the focus for the service, together with a detailed improvement plan setting out what it wants to achieve and how it will get there. Although priorities have been set e.g major sites, good design, infrastructure contributions and enforcement, officers in DM seem to have little understanding of where their focus should be and as a result 'firefight' providing a day to day response to the most pressing issue. There seems to be little input from development management into policy. Areas where there needs to be more engagement include the annual monitoring report, Sustainable construction DPD as well as the Development Management DPD.</p> <p>Response @ April 2013: Priorities established for 2013-14: "PM; major sites; s106/CiL; enforcement; customer service/getting the basics right; value for money"</p>
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<p>38. DM BUDGET</p> <p>Does the budget process ensure that service priorities drive the resource allocation for the development management service?</p>	<p>38.1 Is the service adequately and cost effectively resourced? How does fee income relate to the costs of the service? New Homes Bonus?</p> <p>38.2 Is the service being subject to budget cuts?</p> <p>38.3 How is the service plan resourced?</p> <p>38.4 Is the budget managed in line with the needs and priorities of the service?</p>	<p>38.1 The DM service costs 1.4m and its fee income is now around 1m, including £200k pre app/performance fees. Net cost to council tax payer is £400k – a reduction of 60% since 2009/10</p> <p>38.2 Yes</p> <p>38.3 Should the Improvement Plan be agreed 1-3 extra staff will be delivered thru re orientation/ re balancing of existing resources and improved performance management</p> <p>38.4 in broad terms yes</p>	<p>38.1 Budget for 13/14 fixed. Budget for 14/15 under review. During 13/14 there may be re orientation/ re balancing of existing resources to support more DM planners and enforcement thru reviewing existing roles and POCA/cross enforcement service working</p>
Review comments Sept 2012	<p>Limited information available. Fee income does not cover total cost of DM service. Fees are supplemented by PAPA charges and PPA income but still a shortfall. Budget is monitored by DM Management/Corporate Finance.</p> <p>Response @ April 2013: DM Improvement Plan will review resource allocation in 2013/14, including productivity improvements; costs of ICT improvements; improved skills and processes and balance of staff</p>		

<i>resources between customer/professional/technical. This work will build on new PAS benchmark work to be verified in May/June.</i>			
39. DM VALUE FOR MONEY Is the service providing value for money?	39.1 Is the service actively managing the relationship between service quality and cost to maximise service quality and limit overall cost? 39.2 Do staff demonstrate high levels of productivity?	39.1 DM Service is "low cost and average/poor on quality". DM Review and Action Plans are beginning to improve quality/performance. CIPFA/Benchmark show DM to be low cost. 39.2 Staff work hard but have not been well managed or challenged to perform. Staff have not been sufficiently supported/focused. The DM Review and early action plans (Dec-March 2012) are beginning to improve productivity. Backlog of 12/13 cleared, more PM being put in place. PAS Benchmarking 12/13 results awaited – May 2013	39.1 PAS Benchmarking and bid for support to support DM Improvement Plan Q2 2013-14
	Review comments Sept 2012	Limited information available – the PAS benchmarking exercise showed that the Haringey service was low cost but did not look at the comparable level of service provided by others in the group so not possible to say how the service quality compared. From this review there is scope for further efficiencies which would allow improvements to the service quality. Not clear that staff demonstrate high levels of productivity – given backlog and high caseloads – would need further evaluation. <i>Response @ April 2013: DM Improvement Plan will review resource allocation in 2013/14, including productivity improvements; costs of ICT improvements; improved skills and processes and balance of staff resources between customer/professional/technical. This work will build on new PAS benchmark work to be verified in May/June.</i>	

Theme 3B	Integration of policy and delivery		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
40. LOCAL DEVELOPMENT FRAMEWORK Is there a clear and up to date policy framework for the development of the area rooted in a locally distinct vision within which development management decisions are made?	<p>40.1 Is the overall vision for the area clearly stated in the LDF and community plan and widely understood?</p> <p>40.2 Does the LDF, community strategy and/or the corporate plan set out the approach taken for example to affordable housing, or regeneration and make it clear that development management is a primary delivery mechanism? Is the adopted Development Plan/LDF up to date?</p> <p>40.3 What SPD is available and is it up to date? Is SPD, policy and guidance easily accessible to applicants and other stakeholders including S106 guidance?</p> <p>40.4 Does this guidance reflect corporate ambitions and development issues for the local area?</p> <p>40.5 Does the planning committee have active input to policy development?</p>	<p>40.1 yes - in both 39 Saved UDP Policies in the Core Strategy – now the adopted Local Plan. The Diagnostic Reviewer however is right that in 2012 not enough “quotation of Core Strategy policy” – and this illustrates need for more work on linking policy and practise See Nos 4 and 13</p> <p>40.2 Yes Local Plan in place.</p> <p>40.3 Yes. Range of SPDs in place and new ones developed to meet new aspirations i.e. South Tottenham Design; Sustainable Design; Highgate Neighbourhood Plan; Article 4 Direction HMOs</p> <p>40.4 Yes</p> <p>40.5 Yes. Cross Party Working group, reports to Regulatory/Planning cttee.</p>	
Review comments Sept 2012	Despite the new national policy framework NPPF introduced in March 2012 and the weight that can now be attached to plans which are well advanced, little use would appear to be made of the core strategy policies in DM – still relying on the UDP and waiting for the DM DPD.		

Response @ April 2013: DM Review rather unfair. Important to quote and use “relevant policies” and for

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	<i>DM “saved 39 UDP Policies” most critical, (in addition to new strategic policies in Core Strategy/Local Plan only adopted in March 2013). These – the saved 39 UDP policies - continue until new DM policies in place (2014).</i>		
41. DM & CORPORATE ENGAGEMENT Does the service take part in the development and review of corporate strategies and the means of their delivery?	<p>41.1 Is there a clear understanding by development management staff of the significant geographic, demographic, environmental, economic and social context and spatial drivers of the area?</p> <p>41.2 Are the activities of development management linked to other services in the council?</p> <p>41.3 Is the use and impact of policies monitored to establish whether they are achieving what was intended including in relation to the community strategy?</p> <p>41.4 Does feedback between spatial policy development and development management occur to achieve change to policy where necessary?</p> <p>41.5 Does the service keep the rest of the council up to date on current issues for development management e.g. new development pressures or trends?</p>	<p>41.1 No. This is being improved. See Nos 2,3,4,13</p> <p>41.2 Yes. Corporate Property , Private Sector Housing, Regeneration links in place. These could always be improved</p> <p>41.3 yes – Annual Monitoring Report. But there needs to be improvement in DM data entry for monitoring purposes. See Nos 2</p> <p>41.4 Liaison between policy and DM was insufficient. More cross training and regular liaison now – including on AMR meetings</p> <p>41.5 Monthly legislation news letter. Bi monthly internal planning newsletter. The latter will now stop and be integrated into corporate 2 weekly newsletter. 2 weekly Cabinet member meetings.</p>	
Review comments Sept 2012	<p>Not all information from planning decisions currently monitored and captured by AMR - intention is to make the AMR more of a corporate document – little input from DM who did not attend a recent seminar. Appears to be little feedback/interaction</p> <p><i>Response @ April 2013: new 2012/13 PRE Annual Report and AMR for 2012/13 will ensure DM contributions and PI are prominent. Also regular reporting to Regulatory Cttee on more comprehensive set of PIs.</i></p>		

Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
42. DATA MANAGEMENT – DM & POLICY Does the service hold good quality information systems to aid decision making?	42.1 Are site based records and databases well maintained e.g.s106, EIA, TPO listed buildings, conservation areas, archaeology, contaminated land, nature conservation records? 42.2 Is data collected by the development management function that directly informs LDF monitoring systems e.g. through applications and processing systems for proposals, appeals, enforcement etc? 42.3 Is maximum use made of ICT and integrated back office systems to facilitate monitoring?	42.1 See Nos 2 42.2 Partly. See Nos 2 42.3 No. See Nos 2	
Review comments Sept 2012	See response to 2 above. Not all data being collected currently for the AMR. Need to check if site based records and databases are well maintained Response @ April 2013: DM ICT development and Improvement plan in Q2 2013-14		
Theme 3C	Decision making and scrutiny		
43. DELEGATION & SCRUTINY Are decision-making arrangements between the Executive and development control committee clear with	43.1 Is there an up to date delegation scheme which identifies those applications that can be determined by the appropriate officer under delegated powers or the development control committee? 43.2 Have these arrangements been recently reviewed (last 18 months)?	43.1 Yes. 43.2 Yes by Regulatory Cttee in 2012/13.	

distinct responsibilities?	43.3 What is the delegation rate? 43.4 Are any changes proposed to the current scheme (in the next 6 months?) 43.5 Is guidance/training provided to members with respect to expediting clear decision making reflecting local circumstances?	43.3 97%-98% 43.4 No – see 43.2 43.5 yes (Annual)	
Review comments Sept 2012	<p><i>The sending of the weekly list with reports on a Friday is to allow a call in/query procedure – suggest that this is too late in the process – no clear written procedure/protocol for this. Delegation agreement suggests that decisions must be made in consultation with the Chair or Deputy and names specific posts – this does not include the Team Leader post although it is understood that such decisions are made in the Head of DM's absence</i></p> <p>Response @ April 2013: BAU Review in 2013-14 Q2.</p>		
44. CONSISTENT DECISION MAKING Are systems in place to ensure consistency of decision making?	<p>44.1 Are systems and procedures in place to ensure consistency of decision making at all levels including committee procedures and delegated decisions?</p> <p>44.2 Is there consistency between decisions on major applications, the community strategy, the LDF and the decisions of the executive?</p>	44.1/2 Yes. See Nos 1-3 and 36. Also AMR and Scrutiny and Regulatory Cttees.	
Review comment Sept 2012	<p><i>Consistency ensured by all decisions being funnelled through Head of DM. However lack of written procedures may mean there is inconsistency if others deal with applications. Not clear how major applications are considered corporately.</i></p> <p>Response @ April 2013: DM Manual update in Q2 2013-14. See Nos 3 above for Majors management and corporate engagement.</p>		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
45. MEMBER CODE OF	45.1 Does the member code of conduct meet the demands of probity and include a	45.1 Yes	

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<p>CONDUCT & PLANNING CTTEE</p> <p>Is there an up to date member's code of conduct?</p> <p>Does the conduct of members and officers comply with the principles of probity: are decisions fair and transparent?</p>	<p>protocol for site visits, pre-applications discussions dealing with representations etc. in accordance with the Localism Act 2011</p> <p>45.2 Have members of the planning committee been given training on Planning, Probity and Localism Act?</p> <p>45.3 Are planning application reports of high quality, include details of representations and the factors evaluated in coming to the recommendation, as well as assumptions and evidence?</p> <p>45.4 Are minutes of meetings clear?</p> <p>45.5 Are planning committees effective, 'public friendly' and transparent in the way they operate?</p> <p>45.6 Are member site visits transparent and accessible?</p> <p>45.7 Is appeal performance around the national average for the type of authority?</p> <p>45.8 Is the award of costs against the authority on appeal decisions rare and justified when it happens?</p> <p>45.9 Is the enforcement policy and procedures transparent and published? Does it include priorities and service standards?</p>	<p>45.2 Yes Annual.</p> <p>45.3 Template introduced in 2012/13 and improved Dec 2012</p> <p>45.4/5/6/7/8/9 - Yes</p>	<p><i>Review comment</i> <i>Sept 2012</i></p> <p><i>New code of conduct for members incorporated in the constitution in July 2012 – planning protocol for site visits and planning applications committee members protocols was last updated in June 2005. Member training includes probity issues including predetermination/predisposition. Also need to consider members involvement at pre-application stage.</i></p> <p><i>Planning application reports are of variable quality – many are very long – not always up to date with legislation e.g April 2012 reports still referring to PPS's. Policy section just lists. Would benefit from</i></p>
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	<p>thinking through what is required as different formats currently used e.g should consultations/policy be in an appendix, use of summary section etc and a more straightforward format for delegated reports. Committee procedures could be improved – seem to move from asking questions to the vote. The purpose of viewing plans on the board is not clear when these are part of the presentation. Little debate.but significant dialogue allowed between speakers and committee members in the form of questions. Committee site visits have not been observed.</p> <p><i>Response @ April 2013: Monthly DM Staff briefings and reminders. DM Manual Update Q2 2013-14. Report writing and case assessment training delivered in 2012/13 – reports now shorter and more focused. Pre commencement conditions now separated. “Spot checks” system to be put in place in 2013/14. Performance management system in 2013/14 Q1/2 will require reports to be produced at 6 weeks.</i></p>
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- Transparency of process
- Accessibility
- Responsiveness to service users

**Fortismere Associates and Marc Dorfman
September 2012 and March 2013**

			management. Dedicate staff to dealing with Complaints and review causes – Q1/2 2013-14 46.3 Ensure and Test Telephone Answering Q1 2013-14
Review comments Sept 2012	<p><i>Customer satisfaction survey for 2011/12 showed that 76% of respondents were either satisfied or very satisfied with the level of service received. No customer charter available on the website – targets for processing applications set out but not clear that these are regularly monitored. Difficult to locate service standards and delivery arrangements expected by applicants, objectors and consultees.</i></p> <p><i>Response @ April 2013: Q1-3 2013-14 Customer Charter and Get the Basic Right Programme.</i></p> <p><u>Business Plans</u></p> <ol style="list-style-type: none"> 1. PRE Business Plan 13/14 – draft V1 completed and sent to Directorate coordinator 2. PRE 12/13 Annual Report – draft V1 completed and sent to Directorate coordinator 3. Complaints reviewed and built into 2013-14 business plan 4. 1 to 1s – diarised for May 5. Team meetings – diarised for SMT, DM, Carbon, Econ. Service and BC organise once a month 6. Appraisals – diarised for SMT, Carbon, Econ. DM, Service and BC being organised for May <p><u>Customer Response</u></p> <ol style="list-style-type: none"> 1. Customer Charter and service standards review Q2 2013-14 2. Customer Feedback surveys DM and BC. These services regularly ask for feedback on applications and this is reported. Currently being fed back into the business plan for 13/14 3. Monthly feedback on appeals/complaints/ombudsman/ME (as well as legislation/policy/planning cttee) to DM staff 4. Econ Dev/Carbon propose feedback survey asking strategic partners how we perform – new survey for 2013/14 – Q3 <p><u>Customer Relations</u></p> <ol style="list-style-type: none"> 1. Answering the phone – PRE Phone Audit underway (speed and politeness) – report in May – speed and politeness 2. New dedicated BC phone set up – considering this for DM and DM Enforcement, (negotiation with Call Centre) 3. New customer script in development for DM/BC – end May/early June 4. Answering MEs/FOIs/Complaints/Ombudsman – dedicated staff allocated to address 5. Face to Face – reviewing Duty Rota service for the customer – seek to extend in Q2 6. DM/BC Agents Forum – being organised for Q2. Workshop for agents who submit planning applications and building notices 7. Development Management Forums – community consultation meetings on large/major applications. Increasingly these applications also involve pre application consultation organised with guidance of local ward cllrs (eg Lawrence Rd and Hornsey Depot) 		

	<p>8. Planning Workshops for Community Groups/Cllrs – one delivered and a tour of Area Cttees being organised to start in Q2.</p> <p>9. Review of DM Consultation process – Q4</p> <p>10. Letters Panel being put in place in May to look at 30 standard letters/forms – DM/BC Smart Working and Tidy Desks</p> <p>1. Clean and tidy desks and office area – “clean up” notices up; “clean up” officers (Service Wide and DM/BC) – in place. Daily asking staff to ensure clean desks at the end of every day. Aim to have office area improved by 9/5.</p>			
<p>47. CUSTOMER INFORMATION</p> <p>Are policy and practice in development management explicit to participants and the wider community?</p> <p>Review comments Sept 2012</p>	<p>47.1 Is a broad range of written guidance on development management processes available on and off line e.g. on how committees work, the way decisions are made, enforcement cases investigated etc?</p>	47.1 yes		<p>Some guidance is available on line but not always easy to locate as it is not all in one place and it is not all up to date e.g could not find out easily about development management forum which was not included in the leaflet on consultation. Does not cover all parts of the process. Availability of all reports on the website is positive</p> <p><i>Response @ April 2013: see Nos 46</i></p>

Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
<p>48. STATEMENT OF COMMUNITY INVOLVEMENT & ENGAGEMENT</p> <p>Are stakeholders clear</p>	<p>48.1 Is the statement of community involvement clear about the minimum legal requirements for publicity and consultation on planning applications?</p> <p>48.2 Is the statement of community involvement clear about the particular consultation arrangements on significant</p>	<p>48.1 Yes</p> <p>48.2 Yes</p> <p>48.3 yes</p> <p>48.4 – this could be improved.</p>	<p>48.1 SCI Review against Delivery – Q2/3 2013-14</p>

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about their role in the decision-making process and provided with the information to engage effectively?	major or controversial applications in terms of the types of application, circumstances under which consultation will take place, how people will be informed and how comments should be made and the timetable for doing so?	48.5 Yes (always goes to Cttee)	
Does the service enable others to understand the implications of development proposals and the relationship between policies and what happens on the ground?	<p>48.3 Do applicants and consultees understand what involvement they can expect and at what stage and does this vary with application types?</p> <p>48.4 Are neighbours and objectors given clear, timely information about proposals and amendments?</p> <p>48.5 Are requirements for section 106 agreements transparent?</p> <p>48.6 Is there a published complaints and compliments procedure?</p> <p>48.7 Is the basis of decision-making clear in committee and are delegated reports and correspondence, policies and procedures explicit such that the factors taken into account in decisions and the path of the decision-making process is clear?</p> <p>48.8 Are the public clear about what information is not publicly available and why?</p> <p>48.9 Are options and issues for development clearly presented in the DPDs including the public availability of the Sustainability Appraisals?</p> <p>48.10 Is a range of information about the relationship between policy and proposals made available?</p> <p>48.11 Do public meetings, events and</p>	<p>48.6 Yes</p> <p>48.7. Yes</p> <p>48.8 yes</p> <p>48.9 yes</p> <p>48.10 yes</p> <p>48.11 yes</p>	

	committees operate in a manner that is open and positive and involves entering a dialogue with non planners to ensure people understand planning processes and their implications?		
<i>Review comments Sept 2012</i>	Statement of community involvement updated in February 2011 and available on the website sets out the publicity and consultation arrangements although this did not set out the development management forum arrangements. Letters set out clear information. Could not easily locate the complaints and compliments procedure on the website. All reports are available on the website. Policies are referenced but not always explained. Although not all information on the file is available publicly – most of it is there as there is very little recorded. Core Strategy well advanced but not yet in use by DM staff. Little engagement from DM on DM DPD and Site Allocations DPD. Information on website – not clear that evidence base being used in decision making. Development Management Forum provides opportunity to discuss specific planning proposals. <i>Response @ April 2013: review SCI in Q3/4 2013-14. Customer charter and standards review – see Nos 46.</i>		
Theme 4B	Accessibility		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
49. ACCESS TO CUSTOMER INFORMATION What information and service is available online and offline? Is the service	49.1 Information available online? 49.2 What is the availability of information and service at reception/one stop shop/duty planner? E.g. what are opening hours of reception and duty officer hours? Is the statutory register easy to access? Can applicants contact case officers direct? How quickly is advice available?	49.1 Yes 49.2 Duty Planner System only 2 days per week. Little development of Reception because of plans to move. Reception service under review in Q1/2 2013-14 See Nos 46 49.3 Pre application meetings booked by individual officers. No complaints for this issue. Review	

accessed by users in ways and at times and locations suited to their needs?	<p>49.3 What is the usual waiting time for pre-application discussions/ meetings with case officers for major/ minor and other applications</p> <p>49.4 Does survey information exist on the characteristics of users, and does the consultation database for the service contain such details?</p> <p>49.5 Is the service clear about the needs of its diverse community and customers in terms of the service and the preferred method of access?</p> <p>49.6 Is the range of information, consultation & engagement tools used fit for purpose i.e. for the objective of the particular exercise & the target group? Does the service make available the relevant information for effective participation?</p> <p>49.7 Does the service take a proactive approach to engaging the community by identifying and overcoming barriers to effective communication with hard to reach groups?</p> <p>49.8 Is access to the service easy for people with disabilities, whatever the disability - for example for reception, meetings, documentation?</p>	<p>See Nos 46</p> <p>49.4 Survey Yes.</p> <p>49.5 No See Nos 46</p> <p>49.6 Yes</p> <p>49.7 Not always – for major policy issues/documents yes</p> <p>49.8 yes</p>	
Review comments Sept 2012	<p><i>More work still needed to make more information available on line and make the website easier to navigate/find relevant material. Since moving into River House, reception service is poor – very limited meeting space so that the staff area is often used and very limited information available. Duty planner service is very limited and getting through on the telephone via the call centre can often result in lengthy waits.</i></p> <p>Response @ April 2013: Customer Charter and Service Standards review – Nos 46</p>		

<p>50. EASY TO UNDERSTAND INFORMATION</p> <p>Does the service provide information that is easy to understand from the lay perspective?</p> <p><i>Review comments</i></p>	<p>50.1 Does written and verbal communication use plain language?</p> <p>50.2 Are all publications concise, clear and written in non technical language: are they readable and understandable to the public?</p> <p>50.3 Are all publications available at reasonable cost? Are they easy to obtain?</p> <p><i>Those documents that are available are easy to read and clear and available on the website.</i></p> <p><i>Response @ April 2013: Customer Charter and Service Standards review – Nos 46</i></p>	<p>50.1/2/3 – yes in principle. Review see Nos 46</p>	
Theme 4C	Responsiveness to users		
Key issues to explore	Diagnostic Questions	Service Response/Progress	Actions 2012/13 & Proposals 2013/14
<p>51. RESPECT FOR DIVERSE COMMUNITY – SERVICE ACCESS</p> <p>Do the diverse range of stakeholders have easy access to a responsive service</p>	<p>51.1 Is there access to a responsive service e.g. availability of advice at reception, one stop, shop etc; information on the web including clear advice to applicants about the processing of applications and to consultees, feedback to consultees etc. Does this include 24 hours access for issues such as trees/ buildings at risk and enforcement complaints?</p> <p>51.2 Is there a range of pre-application advice provided to suit different users e.g. 1:1 meetings, duty officer and case officer, publications, web and email, written individual advice, development team?</p> <p>51.3 Is service information and key guidance material available in a variety of formats e.g. large print, braille and languages</p>	<p>51.1 Yes</p> <p>51.2 Yes</p> <p>51.3 No See Nos 46</p> <p>51.4 No See Nos 46</p>	

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	relevant to the local population? 51.4 Are applicants and objectors kept informed of the progress of the relevant applications, or enforcement case etc?		
Review comments Sept 2012	<p><i>Advice at reception is very limited – ground floor reception service is poor. Need for a planning reception area is well understood but seems to be waiting the outcome of the smart working initiative and reorganisation. It is therefore difficult to get pre-application advice except through the paid PAPA service. The web could be used to provide additional advice/signposting. Often difficult to get through to the case officer. Reliance is placed on applicants and objectors tracking progress on the website.</i></p> <p><i>Response @ April 2013: Customer Charter and Service Standards review – Nos 46</i></p>		
52. RESPECT FOR DIVERSE COMMUNITY – RESPOND TO SERVICE DEMANDS Does the service seek to resolve, through negotiation, objections or shortfalls in applications wherever possible?	52.1 Is there a clear approach to the types of application that will and will not be negotiated for improvement? 52.2 Does the Council accept amendments to an application once submitted? 52.3 Is there an effective procedure for a proactive approach to pre-application discussions providing the opportunity for timely input of concerns and issues with respect to proposals? 52.4 Is the development team approach used for engaging all relevant parties to resolve issues around applications both before as well as during the application process?	52.1 All 52.2 Yes 52.3 Increasingly pre app consultation on major schemes (Spurs; GLS; Clarendon; Coronation; Lawrence rd; St Ann's; St Lukes; Hornsey Depot) 52.4 Yes in principle	
Review comments Sept 2012	<p><i>No clear approach to the types of application that will and will not be negotiated for improvement – seems to be left to the individual officer to determine and often affected by the workload and point at which the officer goes out on site – often this is very close to the deadline date and leaves little scope for seeking changes. The development team through major sites meeting has only recently been re-established. Additional thought will need to be given to this given the recent Development Management Order requiring the decision notice to include a statement explaining how in dealing with the application the LPA has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application</i></p>		

<p><i>Response @ April 2013: DM Review rather unfair. In principle all applications will be negotiated on. Tjis should be possible and still comply with 8-16 week targets – LBH PM system will aim to provide this service by end 2013/14. This will include pre app and performance agreement systems and agreeing formal “extensions of time” when necessary so performance remains high.</i></p>			
<p>53. SERVICE DESIGN & QUALITY FEEDBACK</p> <p>Do stakeholders have opportunities to shape delivery of the service?</p>	<p>53.1 Is an agents or developers forum held to keep these groups informed of changes to the service and to receive feedback?</p> <p>53.2 Does the service regularly canvass feedback?</p> <p>53.3 Is there on-going monitoring of the effects that policies and procedures are having on different people and are the findings used to point the way for future actions?</p>	<p>53.1 Yes (2 a year). See Nos 46</p> <p>53.2 Yes. Alot in 2012/13 about poor communication and lack of feedback. See Nos 13 and 46</p> <p>53.3 Feedback into Business Plan See Nos 13 and 46</p>	
<p>Review comments Sept 2012</p>	<p>Only one Forum held in 2011/12 in March 2012. Customer satisfaction survey information sought from all applicants when decision notice sent out. Not clear that there is ongoing monitoring,</p> <p><i>Response @ April 2013: Customer Charter and Service Standards review – Nos 46</i></p>		

Footnote 1: Definition of Caseload

This has been calculated using the number of applications received in a year (those included in the PSF return) and divided by the number of established FTE posts for that year. A sustainable caseload has been taken to be around 150 applications per case officer and takes into account input into other work e.g. pre-application meetings, appeals and applications not included in the PSF return. A sustainable enforcement caseload has been taken to be around 150 complaints per case officer per annum.

Footnote 2: Definition of Backlog

An authority is considered to have a backlog of applications where, in the last quarter, it did not determine at least as many applications as it received, and the number on hand at the end of that quarter exceeds the number received or the number determined (whichever is greater) by more than 10%. In order to determine whether there is a static backlog, declining backlog or growing backlog the trend is reviewed over the last two years taking account of the number of applications on hand at the end of a quarter/year and the relationship between the number of applications determined and received in a quarter. However, the last four quarters are considered to be the most important period for this purpose.

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