

APPENDIX

Town & Country Planning Act 1990		
Section 70, <u>70A</u> , <u>72</u> , <u>73</u> & <u>73A</u>	Limited Delegation: Power to determine applications for planning permission, <i>including the imposition, variation and removal of conditions, and power to decline to determine applications</i> , subject to the limitations on delegation set by the Planning Applications Sub-Committee (above).- out in Appendix 1 below	AD-P&R* HDM* <u>only</u>
Section 71	Power to consult on planning applications before determination	AD-P&R HDM
<u>Section 78(2) & 78A</u>	<i>Power to serve notice referred to in section 78(2) in cases where a decision has been made on an application subject to an appeal for non-determination provided that any decision on such an application shall be made within the limits of delegation set out in Appendix 1 to the Directorate's delegations</i>	<u>AD-P&R</u> <u>HDM</u>
Sections 106 & 106A(1) & (2)	Limited Delegation: Power to enter into planning agreements/obligations in accordance with, or to give proper effect to, existing decisions or policies of the Planning Applications Sub Committee and, <i>in consultation with the Chair of the Planning Committee, where this would be expedient in the interests of the Council as local planning authority and in terms of planning considerations. Power to modify or discharge any agreement provided this does not conflict with heads of terms and/or substantive benefits agreed by the Committee. In any case where this would conflict with the agreed heads of terms and/or substantive benefits, the power shall only be exercised with the consent of the Chair of the Planning Committee</i>	AD-P&R* HDM* <u>only</u>
Section 107	Limited Delegation: Power to pay compensation for revocation or modification of planning permission after obtaining advice from the Head of	AD-P&R HDM <u>only</u>

	Property Services and the Head of the Legal Service.	
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Section 247	Limited Delegation: Power to submit a holding objection, on behalf of the Local Highway Authority <i>or the Local Planning Authority</i> , in respect of applications to the Secretary of State <i>proposals by another London Borough</i> to stop up highways for development until such time as the proposed stopping-up can be reported to Members for a formal decision <i>and power to authorise the stopping up or diversion of any highway if necessary to enable development (permitted by the Planning Committee or under other powers delegated to officers) to be carried out.</i>	AD-P&R* <u>HDM*</u> TTL* <u>HST*</u> <u>only</u>
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APPENDIX 1 – DELEGATIONS TO PLANNING OFFICERS OF MATTERS OTHERWISE WITHIN THE TERMS OF REFERENCE OF THE PLANNING COMMITTEE

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

Officers

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

Categories of Application

- (a) Development within the curtilage of an existing residential property, including extensions, alteration and ancillary buildings and works, and including works that would be permitted development but for the use of the premises as flats or the effect of express planning conditions.
- (b) Conversion of dwelling houses or non-residential buildings into two or more self-contained dwellings.
- (c) Formation of vehicular access, or alteration to existing vehicular access, on to highways.
- (d) Minor amendments to the siting and design of buildings following approval or original developments.
- (e) The erection of not more than 5 dwellings.
- (e) Changes of use to up to 500 sq. metres of floor spaces (including application for H.M.O.'s and hostels).
- (f) Erection, or extension, of non-residential buildings where the new build does not exceed 500 sq. metres of total floor area (including installation of underground fuel and other storage tanks).
- (g) Installation of shop fronts.
- (h) Continuation of temporary planning permissions.
- (i) Display of advertisements.
- (j) Listed building consent applications, and applications for demolition of buildings or structures in Conservation Areas.
- (k) Works to trees (including pruning, lopping or felling) covered by a Tree Preservation Order, and works to trees within a Conservation Area; works to trees covered by a planning condition.
- (l) Certification of Lawfulness for Proposed or Existing Development
- (m) Sundry minor developments not including above and not involving the provision of more than 100 sq. metres of floor space (e.g. walls, fences, windows, replacement roofs or walls, electricity installations, external staircases, satellite dishes, cash dispensers, and the like.
- (n) The determination of the need for further details on outline applications; the approval of reserved matters following the grant of outline permission, and the approval of matters subject of condition on a full planning permission.
- (o) The determination of proposals for the erection or installation of telecommunications equipment, including masts, antennae, and equipment cabinets, including those submitted under the Prior Notification procedures of the General Permitted Development Order.

- (p) Any other applications where the officer's recommendation is for refusal unless requested by the Chair to be considered at the Planning Applications Sub-Committee.
- (q) Any other applications where the officer's recommendation is for approval and the proposal is in accordance with agreed planning policy ~~and there have been no objections as a result of consultation,~~ following discussion of the case with the Chair (or in the Chair's absence, the Deputy-Chair) of the Planning Committee. Applications where there have been objections from all the Ward Councillors and/or a local community body and/or a local residents' association and/or at least 10 individual local residents, are excluded from this delegation and will be referred to the Planning Committee for determination.