

**Report for:** Strategic Planning Committee 24 February 2025

**Title:** Planning and Building Control 2024/25 Q3 Update

**Report authorised by:** Rob Krzyszowski, Assistant Director, Planning, Building Standards & Sustainability

**Lead Officers:** Catherine Smyth, Head of Development Management & Planning Enforcement

Bryce Tudball, Head of Spatial Planning

Denis Ioannou, Interim Head of Building Control

**Ward(s) affected:** N/A

**Report for Key/  
Non Key Decision:** For information

- 1. Describe the issue under consideration**  
A report on the work of the Planning and Building Control services from October to December 2024.
- 2. Recommendations**  
That this report be noted.
- 3. Reasons for decision**  
Not applicable.
- 4. Alternative options considered**  
This report is for noting and as such no alternative options were considered.
- 5. Planning and Building Control 2024/25 Q3 Update**

## National Planning Reforms

### Update since last Strategic Planning Committee report

- 5.1 The October 2024 report to this Committee provided a summary of the Government **Consultation on 'Proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system'**<sup>1</sup> which was published in July 2024 and closed in September 2024.
- 5.2 Since then, there have been a number of further announcements and consultations on national planning reform which are summarised below and in the 'Spatial Planning' section of this report.

### Planning Reform Working Paper: Brownfield Passport

- 5.3 On 22 September 2024 the Government published a **Working Paper on Brownfield Passport: Making the Most of Urban Land**<sup>2</sup>.
- 5.4 The paper considers a number of issues including:
- Exploring ways to **lower the risk, cost and uncertainty** associated with securing planning permissions on brownfield land
  - Incorporating updated policy on brownfield land within emerging new **National Development Management Policies** which will have effectively the same or more weight as other Development Plan documents (such as the Local Plan and London Plan)
  - Saying that development should be **at least four storeys** fronting principal streets where there is a high level of accessibility
  - Encouraging such parameters through **Local Plans, Design Codes and Local Development Orders** (which give automatic planning permission for certain prescribed development)
  - Not looking to do this through expansion of **permitted development rights** (national automatic grant of planning permission, subject to certain criteria and conditions)
- 5.5 This is only a 'working paper' and the Government has not yet published its final conclusions on Brownfield Passports.

### Improving planning performance: criteria for designation

- 5.6 On 4 December 2024 the Government published an updated guidance document and explanatory memorandum on **Improving planning performance: criteria for designation**<sup>3</sup>.
- 5.7 This updated existing guidance on the **national performance metrics** that the Government monitors from all Local Planning Authorities (LPAs) to ensure high

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<sup>1</sup> [www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system)

<sup>2</sup> [www.gov.uk/government/publications/planning-reform-working-paper-brownfield-passport](https://www.gov.uk/government/publications/planning-reform-working-paper-brownfield-passport)

<sup>3</sup> [www.gov.uk/government/publications/improving-planning-performance-criteria-for-designation](https://www.gov.uk/government/publications/improving-planning-performance-criteria-for-designation)

performance and to inform Government decisions on whether to ‘designate’ or intervene in failing authorities. The key changes include:

- Increased **transparency of reporting on ‘Extension of Time’ (EOTs) agreements** through a new Planning Performance Dashboard. EOTs are used where it is agreed between the LPA and applicant that the application cannot be determined within the statutory time limit and more time is required.
- Changing the **assessment period for the speed of decision making** from 24 months as existing to looking at a 12 month period instead.
- **Not introducing a new performance measure only looking at the statutory decision period and ignoring EOTs.** This was a proposal consulted on by the previous Government but the new Government has decided not to take it forward, Instead the new Government says it will review in the future after additional resources have been introduced to LPAs.

#### Planning Reform Working Paper: Planning Committees

- 5.8 On 9 December 2024 the Government published a **Working Paper on Planning Committees**<sup>4</sup>.
- 5.9 The Government had already announced in the King’s Speech in July 2024 that it would improve “local decision making by **modernising planning committees**”, and these reforms would come through a new **Planning & Infrastructure Bill** expected in Spring 2025. The paper considers a number of proposals including:
- **National Scheme of Delegation** – to provide clarity and consistency on whether applications need to be decided by a Planning Committee or not and to ensure “skilled planning officers in LAs are given the appropriate amount of trust and empowerment”. Options include:
    - **Option 1** – Delegate if application complies with **Development Plan**
    - **Option 2**- Delegation as default with **exceptions for departures** from the Development Plan
    - **Option 3** – Delegation as default with **prescriptive list of exceptions** e.g. major development on unallocated sites, development departing from site allocation, subject to EIA, substantial harm to heritage, submitted by LPA Members or Officers, above a certain number of objections etc
    - **Hybrid** of the above
    - Note that Haringey’s Scheme of Delegation currently already operates akin to Option 3 / Hybrid
  - **Smaller, more strategic Committees** including:
    - **Threshold** for a ‘strategic’ Committee set locally or set at 500 homes / 50,000sqm (Haringey is 10 homes / 10,000sqm)
    - **Fewer members** on Committees e.g. 3-5 (Haringey has 11)

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<sup>4</sup> [www.gov.uk/government/publications/planning-reform-working-paper-planning-committees/planning-reform-working-paper-planning-committees](https://www.gov.uk/government/publications/planning-reform-working-paper-planning-committees/planning-reform-working-paper-planning-committees)

- **Independent (unelected) expert Members** akin to at the Old Oak Park Royal and London Legacy Development Corporations (OPDC, LLDC)
- **Mandatory certified training for Members** including:
  - Training **topics** to include planning principles, legislation, national policy, Development Plans, planning application processes, planning enforcement, propriety, code of conduct, new planning issues
  - **Striking a balance** between ensuring comprehensive training but also the need to ensure Committees can meet quickly after an election period recess
  - **Principally providing training online** (Haringey does training in person)
  - **Procuring a national provider** (Haringey does training locally)
  - Haringey's protocol already requires training prior to sitting on Committee

### Updated National Planning Policy Framework (NPPF)

- 5.10 On 12 December 2024 the Government published an **updated NPPF**<sup>5</sup>.
- 5.11 The new NPPF largely reflects those changes the Government consulted on during Summer 2024, which were reported to Strategic Planning Committee in October 2024. Key changes include:
- Increased emphasis on social rent housing
  - Changes to Green Belt policy, including 'Grey Belt' and 'Golden Rules'
  - Stronger support for energy efficiency and low carbon heating
  - A vision led approach to promoting sustainable transport
  - Stronger power to refuse hot food takeaways
  - Changes to the operation of the 5 Year Housing Land Supply requirement and additional 'buffer'

### Planning Application Fees

- 5.12 On 12 December 2024 the Government published its **response**<sup>6</sup> to the consultation it undertook in Summer 2024, including regarding the issue of **planning application fees**.
- 5.13 Further to what was reported to Strategic Planning Committee in October 2024, the Government is now proposing to:
- Increase **householder application** fees "at the earliest opportunity"
  - Increase **prior approval** fees "at a similar rate"
  - Set new fees for **discharge of conditions**
  - Set a new banded fee structure for '**section 73**' applications (amendments)

<sup>5</sup> [www.gov.uk/government/publications/national-planning-policy-framework--2](https://www.gov.uk/government/publications/national-planning-policy-framework--2)

<sup>6</sup> [www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/outcome/government-response-to-the-proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system-consultation](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/outcome/government-response-to-the-proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system-consultation)

- Introduce new primary legislation through the Planning and Infrastructure Bill expected in Spring 2025 so that **LPAs can consult on and set their own fees**
- Continue to **investigate ways to better resource other areas of planning** such as conservation, design, enforcement and planning policy

5.14 In January 2025 the Government laid regulations<sup>7</sup> in parliament which come into effect on 1 April 2025 to implement the first stage in increasing planning fees set out above. This includes:

- The new annual increase in line with the Consumer Price Index (CPI) at 1.7%
- Increasing householder application fees:
  - From £258 to £528 for a single dwellinghouse
  - From £509 to £1,043 for 2 or more dwellinghouses
  - From £258 to £262 for small-scale operations within the curtilage of a dwellinghouse e.g. gates, fences (only an inflationary increase)
- Moving from a flat fee for 'section 73' amendment applications of £292 to a tiered approach:
  - £86 for householders
  - £586 for other non-major development
  - £2,000 for major development
- Doubling fees for approval of details reserved by condition:
  - For householders from £43 to £86
  - For other development from £145 to £298
  - For submission of a Biodiversity Gain Plan from £145 to £298
- Increasing fees for 'prior approval' for permitted development rights:
  - From £120 to £240 if the development does not include building operations
  - From £258 to £516 if the development includes building operations
  - From £125 to £250 per dwellinghouse for changes from commercial to residential

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<sup>7</sup> [www.legislation.gov.uk/ukdsi/2025/9780348267808](https://www.legislation.gov.uk/ukdsi/2025/9780348267808)

## **Development Management & Enforcement**

### **Performance overview**

5.15 An overview of performance is as follows. **Appendix One** explains the categories of applications.

- Applications received during April to December 2024/25: **2,216**
- Applications received during same period 2023/24: **2,029**
- Number of valid cases on-hand end of December 2024: **699**
- Number of valid cases on-hand end of Sept 2023: **755**
- Appeals decided during April to December 2024/25: **45**
- Appeals decided during same period 2023/24: **41**
- Appeals dismissed (won) during April to Sept 24/25: **33 (73%)**
- Appeals dismissed (won) during same period 2023/24: **23 (56%)**
- Cumulative performance (applications in time) 2024/25
  - **Majors: 100%**
  - **Minors: 91%**
  - **Others: 93%**
  - **PS1 Only: 95%**
  - **Decisions excluded from statutory figures: 71%**

5.16 As set out above performance is at 100% for 'Majors' applications. Our performance for 'Minor' and 'Other' applications shows a significant improvement on this time last year. Appeal performance has also improved.

	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25 (end Dec)</b>
<b>Majors</b>	100%	100%	100%	100%	100%
<b>Minors</b>	95%	90%	80%	88%	91%
<b>Others</b>	97%	91%	87%	88%	93%
<b>PS0+ PS1</b>	91%	91%	87%	98% (PS1 only)	95% (PS1 only)
<b>PS Excluded</b>			73%	60%	71%

Cumulative Performance. As of Sept 2022/23 'PS1' and 'PS Excluded' figures are reported separately within the new Arcus system. Prior to that both PS1 and PS Excluded were reported as a single return under 'PS0'

5.17 This table gives a further breakdown on the numbers of appeals:

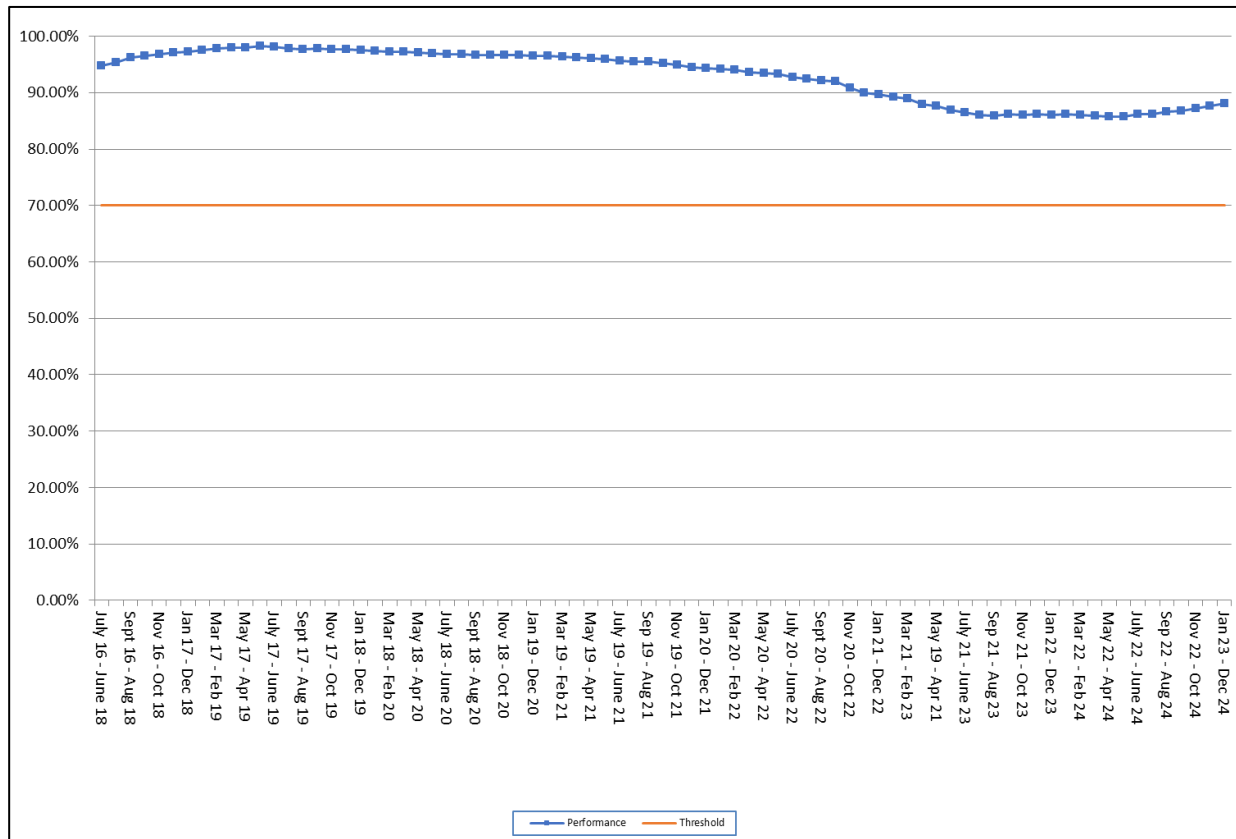
	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25 (end Dec)</b>
<b>Appeals received</b>	84	117	103	77	60
<b>Appeals decided</b>	56	106	106	56	45
<b>Appeals allowed</b>	13	23	20	24	12
<b>Appeals dismissed</b>	41	78	86	32	33
<b>Appeals split Decision</b>	2	5	0	0	0
<b>% Appeals won</b>	77%	78%	81%	57%	73%

5.18 The Government has three measures of application performance which the Council must remain within thresholds for. If we breach these thresholds we may be designated as a poorly performing planning authority and developers will then have the option of applying directly to the Planning Inspectorate for planning permission. This would mean that we don't get the fee income for that application but we are still required to undertake the consultation. In addition we lose the democratic right to determine the application. These are (assessed over a two-year rolling period):

- Major applications performance at least 50%
- Minor and Other applications performance at least 70%
- Appeals lost (below 10% in both categories)

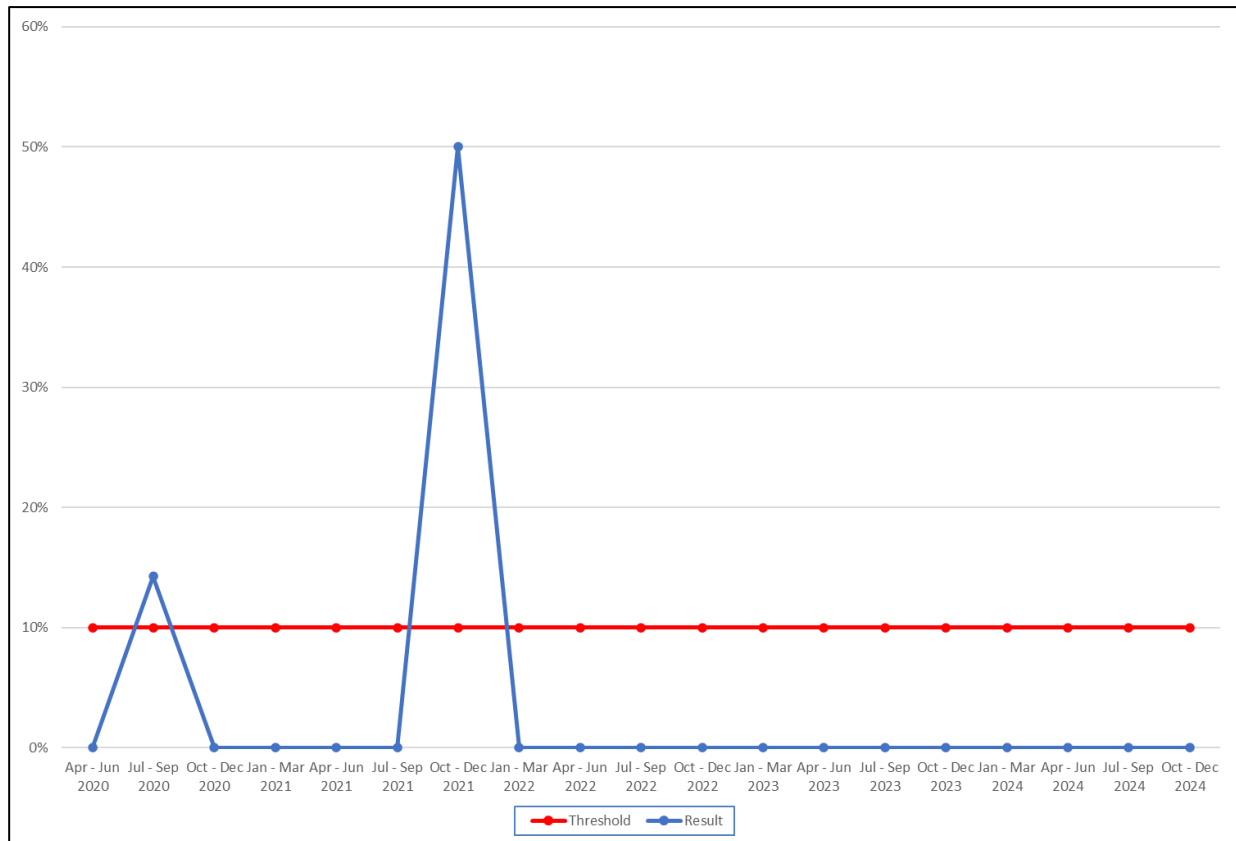
5.19 Major planning applications are assessed within a rolling 2-year period. A major application is deemed as 'within time' if the application is determined within the statutory 13-week deadline, or within the agreed Extension of Time (EOT) / Planning Performance (PPA) agreement. We are consistently at 100% performance within this area. Our current rolling figure reflects the period of January 2023 – December 2024 and is at 100% performance based on 45 out of 45 Major applications determined within time.

5.20 Planning minor / other applications are assessed as a combined decision count within a rolling 2-year period. A planning minor / other application is deemed as 'within time' if the application is determined within the statutory 8-week deadline, or within the agreed extension of time. We are consistently performing well above the 70%. Our current rolling figure reflects the period of January 2023 – December 2024 and is at 88% performance based on 2,651 out of 3,011 minor / other applications determined within time.

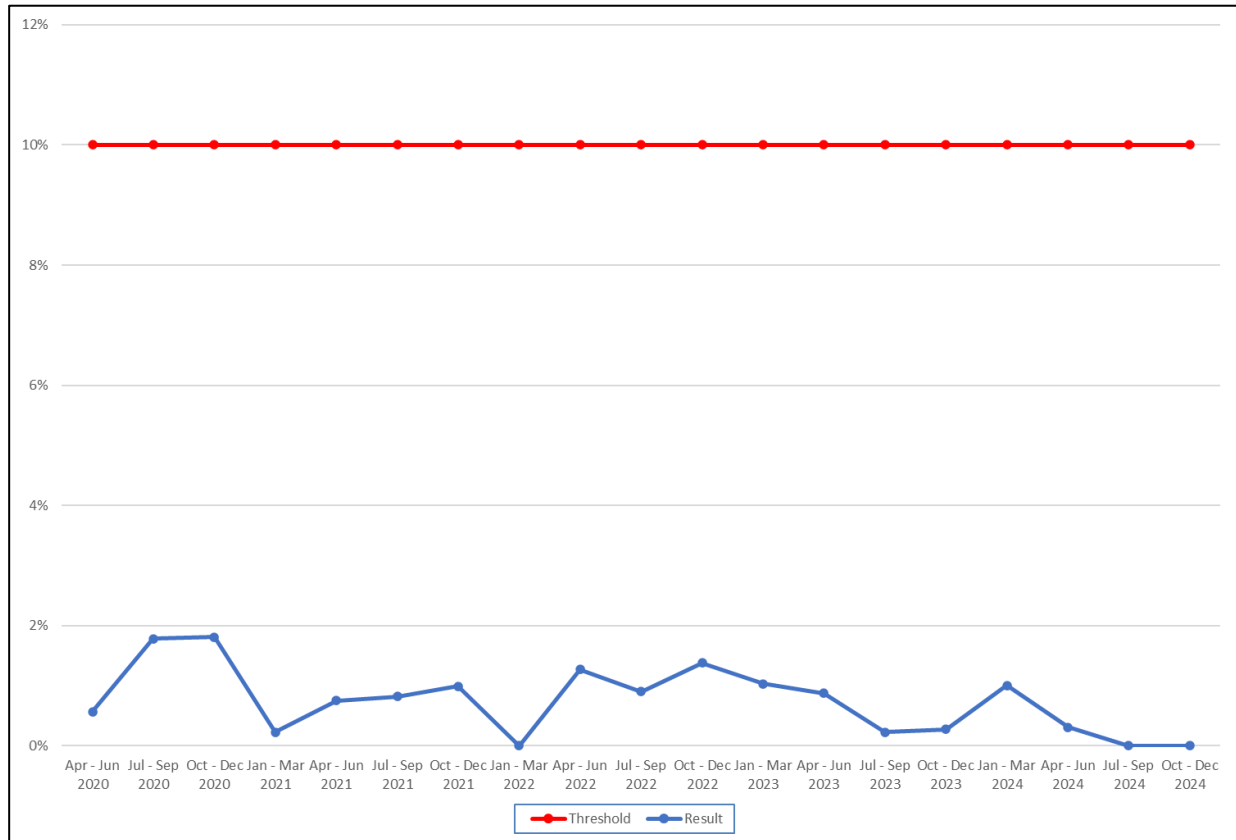




5.21 Major planning applications overturned within a 2-year rolling period is currently at 0%, which is below the 10% threshold. The figure is monitored on a quarterly basis. We must also note that the Planning Inspectorate have a lag of 6 – 12 months to when a decision is made on an appeal, and therefore our last 6 – 12 months' worth of data is subject to change. We currently have 3 Major pending appeals awaiting determination by the Planning Inspectorate, which could affect our performance if the appeal/s are allowed.



5.22 Decisions on Minor / Other planning applications overturned at appeal within a 2-year period is currently at 0%, which is also below the threshold of 10%. This figure is monitored on a quarterly basis. We must also note that the Planning Inspectorate has a lag of 6 – 12 months to when a decision is made on an appeal, and therefore our last 6 – 12 months' worth of data is subject to change. There are currently approximately 50 minor / other planning appeals pending with the Planning Inspectorate which could potentially increase our result line from January 2024 onwards, however we are well below the 10% threshold and are not expecting these decisions to significantly affect our performance.



5.23 For April to December 2024/25 we decided the following:

- **17 ‘Major’** applications (compared to the **16** last year this time)
- The average time of decision has decreased from 416 to 407 days but all have been subject to planning performance agreements or extensions of time due to the need for S106 agreements on applications of this scale.

	20/21	21/22	22/23	23/24	24/25 (end Dec)
<b>Major Apps decided</b>	20	15	16	22	17

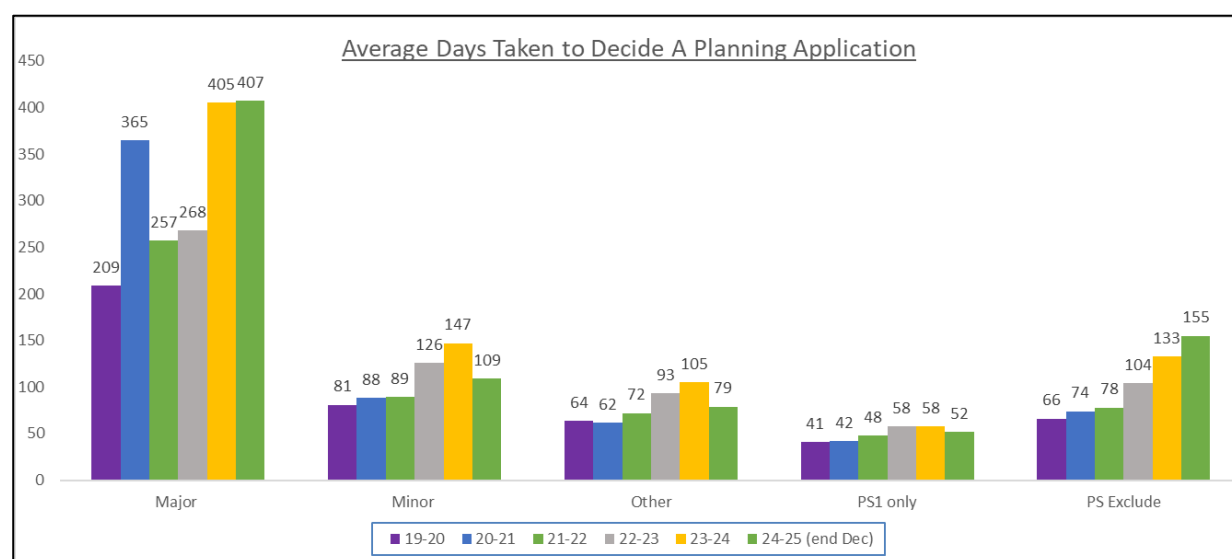
**Major applications decided over past five years**

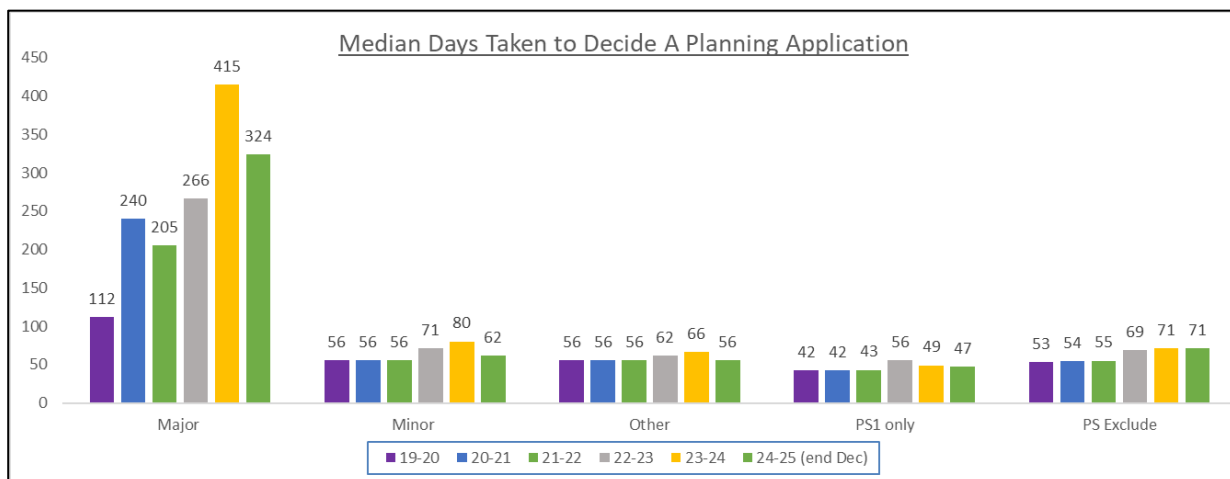
- **444 ‘Minor’** applications (compared to the 414 ‘Minor’ applications last year)
- The average decision time has decreased from 127 days to 109 days
- **650 ‘Other’** applications (compared to the 722 ‘Other’ applications last year)
- The average decision time has decreased from 100 days to 79 days

5.24 The end to end times for different types of applications are set out below. The average times have largely decreased in the current year but ‘Excluded’ applications average times have increased due to work clearing backlog applications.

**Average and Median days to decision 2024/25 (April – December)**

	<b>Average Days to Decision</b>	<b>Median Days to Decision</b>
<b>Major</b>	407	324
<b>Minor</b>	109	62
<b>Other</b>	79	56
<b>PS1 only</b>	52	47
<b>Excluded</b>	155	71



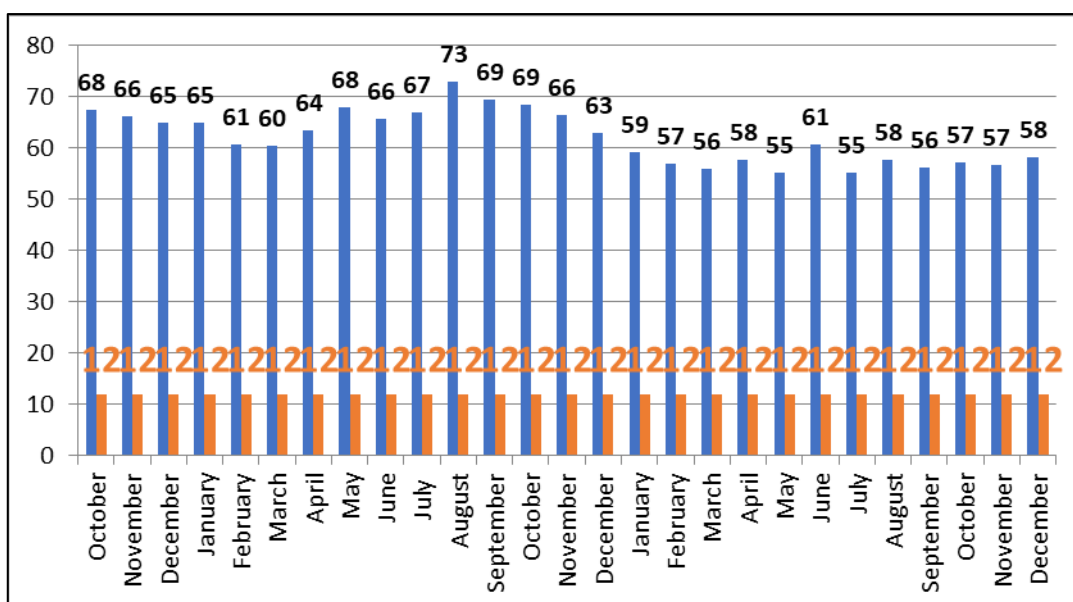


5.25 The overall numbers of applications received, approved, and refused over recent years is set out below:

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
<b>Received</b>	3359	3522	3140	2750	2216 (end December)
<b>Approved</b>	2590 (85%)	2535 (84%)	2533 (88%)	2421 (88%)	1750 (89%)
<b>Refused</b>	475 (15%)	499 (16%)	333 (12%)	340 (12%)	226 (11%)
<b>Total decided</b>	3,065	3,034	2866	2761	1976

5.26 The length of time taken to validate an application is at an average of 14 days, decreased from 17 days due to workloads improving.

5.27 Officer caseloads are at around 58 per officer at the end of December 2024, which has decreased from 63 last year due to work on reducing the backlog.



## Planning Advice Services

5.28 In April 2024 the Development Management Service worked with stakeholders to develop a Planning Advice Service Action Plan. This involved a review of the Council's Planning Advice Services internally and with customers to create an action plan for improvement. Several actions were taken including:

- A new portal for the submission of planning advice requests
- Improving monitoring to ensure timely responses
- Providing clarity of processes for fast-track applications
- Improving internal procedures to improve the quality of feedback

5.29 This has so far had a positive impact on pre-application income.

5.30 During April to December 2024 there were:

- 183 pre-application meetings (same period last year: 104) generating a total of £287,497 in income (same period last year: £211,934)
- 56 householder pre-application meetings (same period last year: 63) generating £51,337 in income (same period last year: £28,700)

5.31 The use of Planning Performance Agreements (PPAs) has generated £664,670 in income over the financial year to date, compared to £380,282 last year.

5.32 For express householder written advice, fast-track certificate of lawfulness and fast-track application services in April to December 2024 we received the following:

- 46 Express Pre-applications (same period last year: 24) generating a total of £29,223 (same period last year: £7,708)
- 10 Fast Track Certificate of Lawfulness applications (same period last year: 13) generating a total of £2,899 (same period last year: £8,743).
- 17 instances of Fast Track Householder applications (same period last year: 12) generating a total of £6,528 (same period last year: £9,576).

## Planning Decisions

5.33 The final government threshold relates to overturns of refusals (officer and committee) of applications on appeal. We are at 0% on minor / other applications.

5.34 For major applications the measure for quality of planning decisions is the percentage of the total number of decisions made that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period.

5.35 The nine months specified in the measure enables appeals to pass through the system and be decided for the majority of decisions on planning applications made during the assessment period. The assessment period for this measure is the two years up to and including the most recent quarter for which data on

planning application decisions are available at the time of designation, once the nine months to be allowed for beyond the end of the assessment period is taken into account. The average percentage figure for the assessment period as a whole is used.

5.36 The threshold for designation on applications for both major and non-major development, is 10% of the total number of decisions on applications made during the assessment period being overturned at appeal. This is calculated as an average over the assessment period.

5.37 For the 2024 designation period (2022-24) we will not be designated.

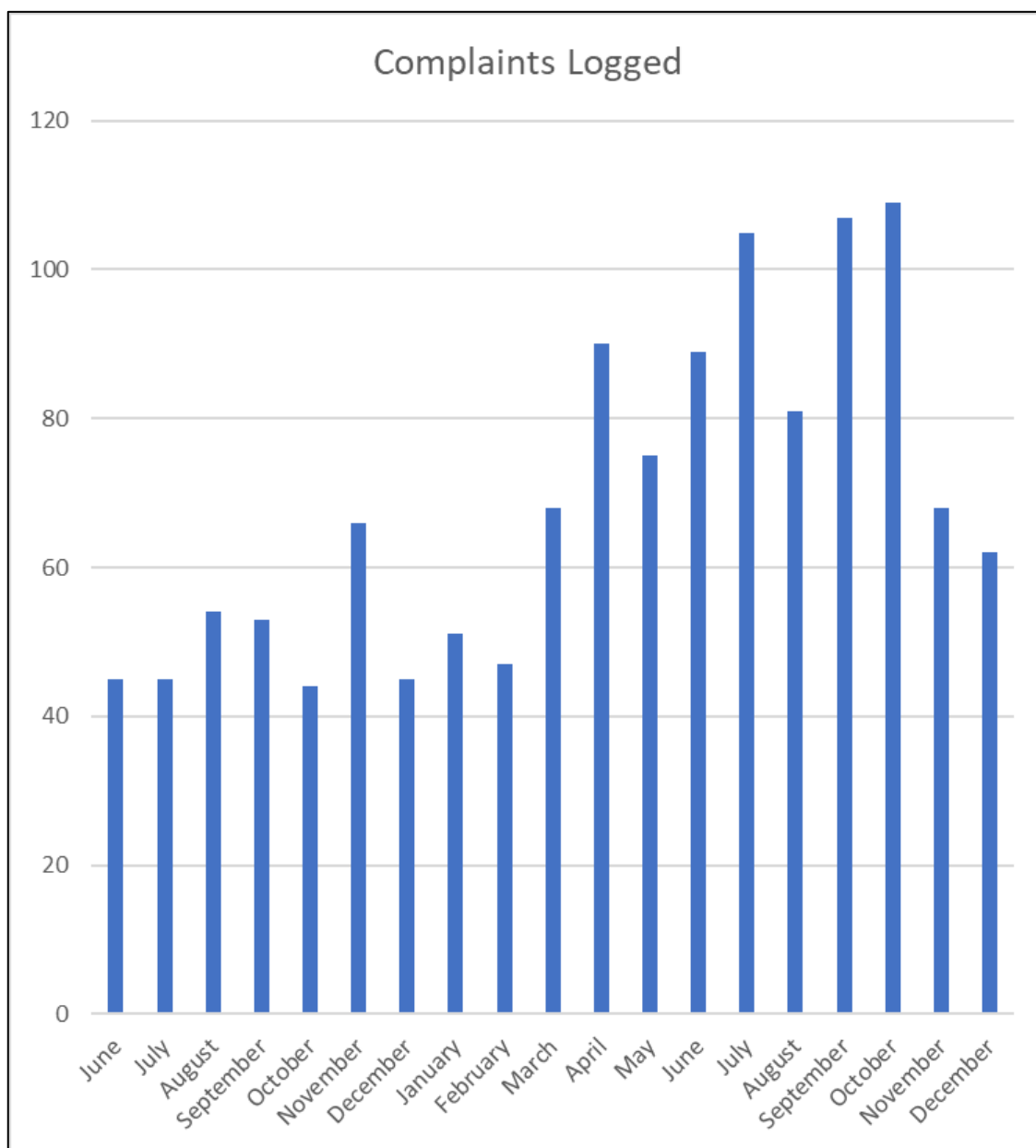
5.38 Haringey's performance is as follows:

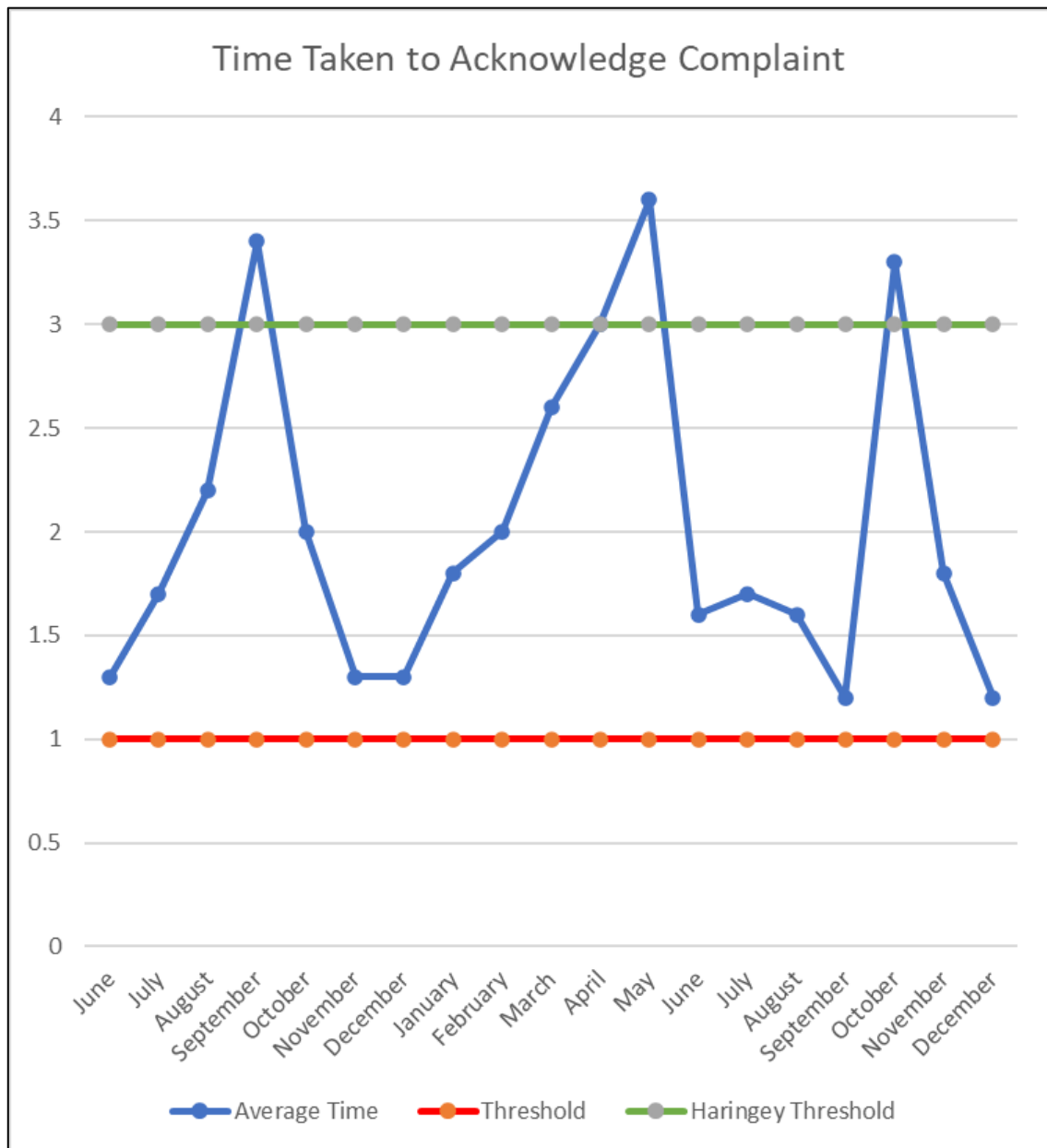
Type of application	Number of appeals	Number of overturns by PINS	% (Threshold 10%)
Majors 2023/24	45	0	0%

## Planning Enforcement

- Enforcement complaints received during April to December 2024: 786 (compared to the 447 Enforcement complaints received last year).
- Enforcement notices served during 2024/25: 20 (compared to the 36 Enforcement notices served during the same period last year).

5.39 For 2024/25 enforcement complaints were acknowledged within an average of 2.1 days of receipt. The Planning Enforcement Team has a target to make a decision on enforcement complaints within 8 weeks.





	2022/23	2023/24	2024/25
<b>Cases received</b>	632	605	790
<b>Cases decided within 8 weeks</b>	68/176 (39%)	121/258 (47%)	190/516 (37%)
<b>Cases decided not within 8 weeks</b>	28/176 (16%)	14/258 (5%)	9/516 (1%)
<b>Cases with no decision past 8 week target date</b>	80/176 (45%)	123/258 (48%)	317/516 (62%)

- 5.40 There is an ongoing issue with high caseloads that has been significantly exacerbated by high numbers of HMO referrals. Changes in the Private Sector Housing referrals procedure has meant almost all their applications are now being referred to planning. To put this into context the team received about 54 HMO referrals in 2022/23 for the whole of the year but has received around 200



HMO referrals in 2024/25 to date. Officers are working with Private Sector Housing on a process that will help to prioritise HMO cases that should be progressed and to create efficiencies to improve the overall service.

- 5.41 The Planning Enforcement Team continues to seek prosecutions against owners who have failed to comply with existing enforcement notices which can in turn lead to confiscation orders for ill gotten gains under the Proceeds of Crime Act (POCA) 2002.
- 5.42 An ongoing BT phone box project has so far resulted in the successful removal of five boxes and BT have earmarked a further 10 boxes for removal. Officers are looking to engage further with BT and to open a dialogue about voluntarily removing redundant problem boxes.

#### Member Training & Site Visits

- 5.43 A site visit took place on 6 December 2024 to Aaron Gayle Court, Partridge Way, which also included a discussion with the Quality Review Panel co-chairs and a representative from the Council house building team.
- 5.44 A learning visit is being organised to the Queen Elizabeth Olympic Park.
- 5.45 Any suggestions are welcome for visits and training.

## Spatial Planning

### New Local Plan

- 5.46 The Planning Policy Team continues to prepare a New Local Plan for the borough. To support this process, four meetings of the New Local Plan Member Working Group were held in October and November 2024 for Strategic Planning Committee members to inform emerging site allocations. The current timetable for the New Local Plan is subject to revision and is addressed below.

### Haringey Local Development Schemes (LDS)

- 5.47 The Council is required by law to publish a Local Development Scheme (LDS). The LDS is a document which sets out the **timetable and project plan** for developing a new Local Plan.
- 5.48 As part of the Government's regular **Planning Newsletter – Message from the Chief Planner**<sup>8</sup> in December 2024, there was a statement that “the Deputy Prime Minister has asked that **all LPAs produce an updated Local Development Scheme (LDS) within 12 weeks** of the publication of the NPPF, i.e. by no later than 6 March 2025”.
- 5.49 Haringey's latest LDS was published in November 2019 and is out-of-date. A new LDS has therefore been prepared and will be considered by Cabinet for approval in March 2025. This is subject to a separate report to Strategic Planning Committee.
- 5.50 The timetable outlined in the new LDS for the Local Plan is as follows:

Document	Regulation	Date
<b>New Local Plan First Steps Engagement consultation</b>	Reg 18	November 2020-February 2021
<b>Draft Local Plan consultation</b>	Reg 18	July-September 2025
<b>Proposed Submission Local Plan consultation</b>	Reg 19	May-June 2026
<b>Submission &amp; Examination</b>	Reg 22-25	July-November 2026
<b>Adoption</b>	Reg 26	February 2027

- 5.51 Approval will be sought from Cabinet in June 2025 to consult on the Draft Local Plan. Strategic Planning Committee will be presented with a copy of the Draft Local Plan and associated documents in advance for comment and feedback.
- 5.52 It is noted that the timeline for consultation on the Draft Local Plan is slightly delayed versus the timetable presented to Strategic Planning Committee following the Planning Service Peer Challenge. The reasons for the delay are to provide an appropriate opportunity to consider the implications of the newly published National Planning Policy Framework, to align with the emerging next

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<sup>8</sup> [www.gov.uk/guidance/planning-guidance-letters-to-chief-planning-officers](https://www.gov.uk/guidance/planning-guidance-letters-to-chief-planning-officers)

London Plan (see below), and to enable robust internal governance on the Draft Local Plan.

#### Updated Planning Policy for Traveller Sites (PPTS)

5.53 On 12 December 2024 the Government published an **updated national Planning Policy for Traveller Sites (PPTS)**<sup>9</sup>.

5.54 The updated PPTS **amended the planning definition of gypsies and travellers** as follows (tracked changes):

*For the purposes of this planning policy “gypsies and travellers” means: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*

~~*In determining whether persons are “gypsies and travellers” for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*~~

- ~~*a) whether they previously led a nomadic habit of life*~~
- ~~*b) the reasons for ceasing their nomadic habit of life*~~
- ~~*c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*~~

5.55 The Council will need to apply the new definition through its work on the emerging new London Plan and Local Plan. The GLA has been preparing a pan-London Gypsy and Traveller Accommodation Needs Assessment for the past 18 months which seeks to identify needs for such accommodation in all London Boroughs. Planning Policy officers have engaged closely on this and understand the GLA will be publishing the final study in Spring 2025.

#### Updated Standard Method for Housing Need

5.56 On 12 December 2024 the Government published an **updated national Standard Method for Housing Need**<sup>10</sup> and **Outcome**.

5.57 In London, **housing targets are set by the London Plan**. Haringey’s existing target from the London Plan 2021 is **1,592 homes per year**.

5.58 The Government’s updated Standard Method Outcome provides a **new figure of 2,956 homes per year for Haringey**. However, in London, housing targets are set by the London Plan so this figure is only hypothetical. The London target has been updated from 66,000 homes per year since 2021 to a **new figure of 87,992 homes per year**. This is a significant increase and means it is likely that the emerging new London Plan will need to set a figure for Haringey higher than

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<sup>9</sup> [www.gov.uk/government/publications/planning-policy-for-traveller-sites](https://www.gov.uk/government/publications/planning-policy-for-traveller-sites)

<sup>10</sup> [www.gov.uk/guidance/housing-and-economic-development-needs-assessments](https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments)

its existing 1,592 homes per year target. The changing figures are summarised in the below table:

New homes per year	Haringey	London
<b>Existing</b> London Plan (2021)	<b>1,592</b>	<b>66,000</b>
<b>Previous</b> standard method	3,009	98,822
<b>Draft</b> standard method (July)	2,716	80,693
<b>New standard method (December)</b>	<b>2,956</b>	<b>87,992</b>
<b>New London Plan</b>	<b>TBC</b>	<b>87,992</b>

#### Housing Delivery Test 2023 Measurement

5.59 On 12 December 2024 the Government published the **Housing Delivery Test 2023 Measurement**<sup>11</sup>.

5.60 The Housing Delivery Test **looks back over the previous 3 years of housing completions** and compares this to the housing requirement (or 'target'). The **2023 result for Haringey is 99%**. It should be noted that the requirement 'target' of 1,592 for Haringey has been reduced somewhat for the purposes of this Test to make allowances for the Covid-19 pandemic and the impact on the construction industry. This is summarised in the below table:

Haringey New homes per year	Requirement	Completions	%
2020-21	1000	1623	162%
2021-22	1502	1504	100%
2022-23	1564	905	58%
<b>Total HDT 2023 Measurement</b>	<b>4066</b>	<b>4032</b>	<b>99%</b>

5.61 Given the Council's current performance against the Housing Delivery Test is good there are no consequences related to under-delivery of housing in the borough.

#### Next London Plan

5.62 The current London Plan was published in 2021. As part of the requirement to review the plan every 5 years, the GLA, on behalf of the Mayor of London, has commenced work on the next London Plan. An indicative timetable has been announced for this as follows:

- High level document – Towards a London Plan (expected March 2025)
- Draft London Plan consultation (by March 2026)

<sup>11</sup> [www.gov.uk/government/collections/housing-delivery-test](https://www.gov.uk/government/collections/housing-delivery-test)

- Examination process (2026 – 2027)
- Adoption (2027)

5.63 The London Plan 2021 housing targets are up to date until March 2026. The GLA has asked the Government to roll forward these existing targets until the next London Plan is adopted. To support the plan's preparation and responses to significant challenges such as an increased housing delivery target, a comprehensive evidence base is under preparation. Planning Policy officers have been closely involved in this including feeding into the GLA's LAND4LDN programme which aims to understand and identify the availability of land to deliver London's housing need. Officers will also contribute to a forthcoming London-wide review of the Green Belt which has been announced by the Mayor.

## **Building Control**

### **Awards**

- 5.64 Haringey Building Control was a finalist in the **Local Authority Building Control Team of the Year** category at the National **LABC Building Excellence Awards 2024**. This is despite the team losing 4 members of staff in April 2024 but retaining a good number of qualified Registered Building Inspectors.

### **Performance Overview**

- 5.65 The applications to date this year are slightly below previous years, and market share has fallen, partly as a result of the new Regulatory regime and the uncertainty it has caused. Building Control has received a significant number of new housing schemes and continue to work on the majority of schemes within the Borough and are currently working on a number of high rise schemes as the Building Control advisor for the Building Safety Regulator. The team currently has a number of vacancies, and recruitment has proved difficult as a result of low supply of Registered Building Inspectors.

<b>Building Control</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>
<b>Applications</b>	1996	2323	1717	2645	2069	1517	1200
<b>Fees</b>	604k	600k	561k	766k	698k	584K	525K
<b>Site visits</b>	6817	6278	5603	6243	5674	3800	2119
<b>Market share</b>	54%	62%	53%	57%	40%	40%	37%
<b>Dangerous Structures</b>	190	162	159	225	204	188	107
<b>Demolition Notices</b>	13	29	20	18	22	15	15

2024/25 - from 1 April to 31 December 2024

### **Dangerous structures**

- 5.66 There have been 107 dangerous structure calls to date this year. It should again be noted that where we request the help of our dangerous structure contractor, there is a cost attached to this that initially comes out of Building Control's budget until we can invoice the owner. Additionally, we are part of a consortium with a number of other London Boroughs which improves efficiency and is more cost effective.

### **Building Control reforms**

- 5.67 The Government continues to implement reform of the Building Control regime. In December 2024 the Government announced a Fundamental Review of Building Regulations Guidance and a review panel is expected to be established in 'early 2025'. The service will continue to monitor this and the

Government's response to the Grenfell Tower Inquiry Phase 2 Report and wider reforms to Building Control to ensure Haringey continues to be fully compliant.

- 5.68 Consultation with staff on a Building Control Restructure, including updated job profiles, has taken place.
- 5.69 We now have a total of two Apprentice building control surveyors in Haringey as part of the Local Authority Building Control (LABC) Academy programme to support the future resilience of the service.

## **6. Contribution to strategic outcomes**

- 6.1 The Planning and Building Control services contribute to the Corporate Delivery Plan's focus on tackling inequality, climate justice and health across all of the various themes.

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

Planning Applications are on the Planning Register on the Council's website and the Local Plan documents are also on the Council's website.

## **Appendices**

Appendix One – Definitions of Categories of Development



## **APPENDIX ONE**

### **Definitions of Categories of Development**

#### **Major Development**

- 10+ dwellings / over half a hectare / building(s) exceeds 1000m<sup>2</sup>
- Office / light industrial - 1000+ m<sup>2</sup> / 1+ hectare
- General industrial - 1000+ m<sup>2</sup> / 1+ hectare
- Retail - 1000+ m<sup>2</sup>/ 1+ hectare
- Gypsy/traveller site - 10+ pitches
- Site area exceeds 1 hectare

#### **Minor Development**

- 1-9 dwellings (unless floorspace exceeds 1000m<sup>2</sup> / under half a hectare)
- Office / light industrial - up to 999 m<sup>2</sup>/ under 1 hectare
- General industrial - up to 999 m<sup>2</sup>/ under 1 Hectare
- Retail - up to 999 m<sup>2</sup>/ under 1 hectare
- Gypsy/traveller site - 0-9 pitches

#### **Other Development**

- Householder applications
- Change of use (no operational development)
- Adverts
- Listed building extensions / alterations / demolition
- Application for relevant demolition of an unlisted building within a Conservation Area
- Certificates of Lawfulness (191 and 192)
- Prior Notifications
- Permissions in Principle (PiP) and Technical Detail Consent (TDC)