

Report for: Strategic Planning Committee 7 July 2025

Title: Planning and Building Control 2024/25 Q4 Update

Report authorised by: Rob Krzyszowski, Director of Planning & Building Standards

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

Bryce Tudball, Head of Spatial Planning

Denis Ioannou, 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 January to March 2025.
- 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 Q4 Update**

National Planning Reforms

Green Belt Reviews

- 5.1 In December 2024 the Government announced **funding to support Green Belt Reviews¹** as part of strategic/local plan-making.
- 5.2 Haringey was part of a consortium of London Boroughs led by the Greater London Authority (GLA) in submitting an Expression of Interest for the funding.
- 5.3 On 27 February 2025 the Government **awarded £770,000 to the Greater London Authority consortium², including Haringey**, for a strategic Green Belt Review to support the emerging new London Plan and Local Plans.
- 5.4 In March 2025 the GLA appointed Land Use Consultants (LUC) as lead consultant for the Green Belt Review, supported by WeMadeThat and Douglas Edwards KC.
- 5.5 Haringey officers are represented on the project steering group and have provided input in relation to the method statement for the work.

Statutory Consultees

- 5.6 On 13 February 2025 the Prime Minister announced an extra **£1million funding for statutory consultees³** on planning applications, specifically: National Highways, Natural England and the Environment Agency.
- 5.7 On 10 March 2025 the Government announced plans in the form of a Press Release⁴ and Written Ministerial Statement⁵ for a consultation to take place regarding **streamlining the statutory consultee process** for planning applications. The proposals include:
- Potentially **removing the statutory consultee roles** of Sport England, the Theatres Trust and The Gardens Trust.
 - **Reducing the type and number of applications** which require statutory consultees to be consulted.
 - Making **better use of standing guidance** in place of case-by-case responses.
 - Clarifying that **decisions should not be delayed** beyond the 21 day statutory deadline.

¹ www.gov.uk/government/publications/local-plan-delivery-and-green-belt-reviews-expression-of-interest

² www.gov.uk/government/publications/funding-to-support-local-authorities-with-the-costs-of-local-plan-delivery-and-green-belt-reviews-successful-local-authorities/funding-to-support-local-authorities-with-the-costs-of-green-belt-reviews-successful-local-authorities

³ www.gov.uk/government/news/government-unveils-plans-for-next-generation-of-new-towns

⁴ www.gov.uk/government/news/bureaucratic-burden-lifted-to-speed-up-building-in-growth-agenda

⁵ <https://questions-statements.parliament.uk/written-statements/detail/2025-03-10/hcws510>

- Introducing a **new performance framework** for which Chief Executives of key statutory consultees report on their performance directly to Ministers of the Treasury and Ministry of Housing, Communities and Local Government.

Funding for Local Plans

- 5.8 On 14 February 2025 the Government announced **funding to support Local Plans**⁶ at their first statutory stage ('Regulation 18' stage).
- 5.9 Haringey submitted an Expression of Interest for the maximum amount of funding at £100,000.
- 5.10 On 18 March, the Government **awarded £227,962.50 to Haringey**⁷ to support its Local Plan. This funding has been earmarked to:
- employ an additional experienced officer within the Planning Policy Team
 - fund additional evidence base work around maximising delivery of new homes and employment floorspace including looking in detail at opportunities for employment intensification and co-location of homes and employment uses on employment land

Speeding up and simplifying Local Plans

- 5.11 On 27 February the Government announced a number of measures intended to **speed up and simplify Local Plans**⁸, including a Written Ministerial Statement⁹ and a 'Create or Update a Local Plan'¹⁰ guidance resource.

Planning & Infrastructure Bill

- 5.12 On 11 March 2025 the Government introduced the **Planning & Infrastructure Bill**¹¹ into Parliament.
- 5.13 The Bill is accompanied by a number of Explanatory Notes¹², a Guide¹³ and Factsheets¹⁴.
- 5.14 The key planning provisions that the Bill will introduce primary legislation for include:

⁶ www.gov.uk/government/publications/new-funding-to-support-local-authorities-with-the-costs-of-local-plan-delivery

⁷ www.gov.uk/guidance/funding-to-support-local-authorities-with-the-costs-of-local-plan-delivery-successful-local-authorities

⁸ www.gov.uk/government/news/planning-overhaul-to-speed-up-and-simplify-local-plans

⁹ <https://questions-statements.parliament.uk/written-statements/detail/2025-02-27/hcws480>

¹⁰ www.gov.uk/government/collections/create-or-update-a-local-plan

¹¹ <https://bills.parliament.uk/bills/3946/publications>

¹² <https://bills.parliament.uk/bills/3946/publications>

¹³ www.gov.uk/government/publications/the-planning-and-infrastructure-bill/guide-to-the-planning-and-infrastructure-bill

¹⁴ www.gov.uk/government/publications/the-planning-and-infrastructure-bill/guide-to-the-planning-and-infrastructure-bill

- The power for Local Planning Authorities to **set their own planning application fees**, which are currently set nationally, based on cost recovery. This is to help address an estimated national annual overall funding shortfall for development management services of £362 million.
- Requiring **members to hold a valid certificate of completion of training** for their exercise of planning functions, to be published on the authority's website.
- A **national scheme of delegation** to determine/inform what planning decisions should be made by a relevant planning committee, sub-committee or officer of the authority.
- Allowing regulations to **prescribe the size and composition of a planning committee** or sub-committee of the authority.
- Requiring **strategic plans, known as Spatial Development Strategies (SDSs)**, to be prepared for strategic authorities outside of London. London will continue to produce its SDS, the London Plan.

5.15 All or most of these provisions will require further secondary legislation or regulations, policy and guidance, and will be subject to more detailed consultations. Some consultations have already commenced and are set out in this report.

5.16 The Bill is expected to receive royal assent and become an Act in late 2025 / early 2026.

Speeding up 'build out' rates

5.17 On 25 May 2025 the Government published a **Working Paper¹⁵** and **Technical Consultation¹⁶ on Speeding Up Build Out**.

5.18 To address slow build out of developments with planning permission and to provide stronger incentives and local authority tools to respond to this the key proposals include:

- On large sites, increasing the role of strategic master-planning and encouraging greater tenure diversity
- Supporting the growth of SME developers building small sites by tackling the key barriers they face
- Requiring a range of transparency and accountability measures for developers including submitting a 'Build-Out Statement' with planning applications and supplying a commencement notice and annual progress reports on housing delivery
- Giving local planning authorities the powers to: 1) revoke planning permissions where they are not completed within a set timeframe ("use it or lose it") and 2) refuse planning applications from developers (or connected

¹⁵ www.gov.uk/government/publications/planning-reform-working-paper-speeding-up-build-out/planning-reform-working-paper-speeding-up-build-out

¹⁶ www.gov.uk/government/consultations/implementing-measures-to-improve-build-out-transparency-technical-consultation/technical-consultation-on-implementing-measures-to-improve-build-out-transparency

parties) who previously failed to build out land at a reasonable rate thereby targeting speculative developers who repeatedly apply without intent to build.

- As a last resort to address significant delays in housing delivery, allowing local planning authorities to charge a developer/landowner per delayed home where delays cannot be justified

Reform of Planning Committees

5.19 On 28 May 2025 the Government published a **Technical Consultation on the Reform of Planning Committees**¹⁷. This follows up from the previous publication from December 2024 which was an earlier **Working Paper on Planning Committees**¹⁸ which was reported to the last Strategic Planning Committee meeting in February 2025.

5.20 This consultation seeks views on proposals around the delegation of planning functions, the size and composition of planning committees and mandatory training for members of planning committees.

5.21 After consideration of the responses to the working paper, the Government has included the following measures in the Planning and Infrastructure Bill which was introduced into Parliament on 11 March 2025:

- a new power for the Secretary of State to set out which planning functions should be delegated to planning officers for a decision and which should instead go to a planning committee or sub-committee;
- a new power for the Secretary of State to control the size and composition of planning committees; and
- a new requirement for members of planning committees to be trained, and certified, in key elements of planning.

Delegations of Planning Functions

5.22 The Planning and Infrastructure Bill will, subject to parliamentary approval, give the Secretary of State the power, through regulations, to set out which planning functions should be delegated to planning officers for a decision and which should go instead to a planning committee or subcommittee for decision. Currently all local planning authorities have their own scheme of delegation to officers, and these vary widely, with a lack of consistency across the country. With Government noting that they see some committees unnecessarily considering large numbers of applications consisting of largely minor and technical details, they are proposing to change this approach and build on the good practice of many councils in introducing a national scheme of delegation.

5.23 The measure is intended to ensure that planning committees can work as effectively as possible and focus on those applications for complex or

¹⁷ www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation/reform-of-planning-committees-technical-consultation

¹⁸ www.gov.uk/government/publications/planning-reform-working-paper-planning-committees/planning-reform-working-paper-planning-committees

contentious development where local democratic oversight is required. It is also intended to give greater clarity and consistency about who in a local planning authority will make planning decisions.

5.24 The Government is proposing to introduce a scheme of delegation which categorises planning applications into two tiers:

- Tier A – which would include types of applications which must be delegated to officers in all cases; and
- Tier B – which would include types of applications which must be delegated to officers unless the Chief Planner and Chair of Committee agree it should go to Committee for decision, based on a gateway test

5.25 Examples of Tier A applications include householder development, minor commercial and minor residential development, applications for reserved matters applications, non-material applications, approval of conditions applications, prior approvals, certificates of lawfulness.

5.26 The starting point for Tier B applications is that all applications should be delegated to officers, subject to a gateway test with the chief planning officer and chair of planning committee must mutually agree that they should go to committee for decision if they are to depart from the assumed delegation. For example, a large scale development that will have a lasting impact on the community would benefit from democratic debate and scrutiny. For other applications it may not be so clear, and a triage process may be an effective tool to ensure that planning committee members spend appropriate time on development that most impacts the community.

5.27 The Government proposes that the following types of applications should be in Tier B:

- Applications for planning permission not in Tier A
- Notwithstanding Tier A any application for planning permission where the applicant is the local authority, a councillor or an officer
- Section 73 applications to vary conditions

5.28 In triaging applications the Government are considering setting criteria by which decisions to take applications to committee should be considered. For example where an application raises an economic, social or environmental issue of significance to the area or where an application raises a significant planning matter having regard to the development plan.

5.29 Agreeing Section 106 (S106) obligations are not executive functions and therefore fall into the remit of planning committees. The Government proposes that agreeing S106s should follow the treatment of its associated planning application, for example if the application is within Tier A, so too should be the S106.

5.30 In terms of planning enforcement the Government found that these decisions are largely already, in practice, delegated to officers; however they consider that

there are some large scale, high profile locally contentious enforcement cases which may warrant additional democratic oversight through planning committee.

Size and Composition of Committees

- 5.31 The Government is, however, seeking a power in the Planning and Infrastructure Bill for the Secretary of State to set out requirements on the size and composition of committees. The Government states that engagement and best practice indicate a committee of between 8 and 11 members is optimal for informed debate on applications.

Mandatory Training for Members

- 5.32 The Government recognises that many local planning authorities already train their members. However, they have found the approach to training inconsistent across the country. Their working paper sought views on mandatory training, and this was strongly supported, so they are taking this forward through the Planning and Infrastructure Bill. In terms of content it is expected that the training would have a national context (NPPF) and also cover the local development plan.
- 5.33 A key feature is the need for a member to have some form of training certification to ensure that they can only make decisions if they have been trained. Government is considering two options – a national certification scheme, which would be procured by MHCLG, or a local based approach, where the local planning authority provides certification; with their preference being for the former approach, as it would assure independence and reduce the burden on local authorities.

Delegated Decision Making

- 5.34 The Government is committed to ensuring that delegated decision making is effective and as consistent as possible across the country. They are therefore taking steps to:
- Introduce an overhaul of the local plan system to ensure that each area has an up to date local plan
 - Consult on a set of National Development Management Policies and a revised NPPF later this year, to create a clearer policy framework for decision making
 - Support skills and resourcing local planning authorities to set their own planning fees to cover the costs of delivering a good planning applications service
- 5.35 There is an existing framework to measure the decision making performance of local planning authorities, by looking at the quality of decision through measuring the proportion of total decision overturns at appeal (as well as the speed of decision making). As part of their work to modernise the planning system the Government is considering reviewing (lowering) the thresholds in the performance regime to support high quality decision making across both committee and officer decision.

Site Thresholds

5.36 On 28 May 2025 the Government published a **Working Paper on Reforming Site Thresholds**¹⁹. This sets out that the planning process has become disproportionate for SME housebuilders in bringing forward sites for development and seeks views on reforming site size thresholds in the planning system to better support housing delivery on small and medium-sized sites

5.37 The key proposals include creating the following categories of development in regulations:

- minor – will be taken to be anything which does not fall within either medium or major definitions (i.e. sites under 10 dwellings or less than 0.5ha if no number is known)
- medium – where the number of dwellings to be provided is between 10 and 49; and the site is less than 1 hectare (and if there is no known number of dwellings, the site is between 0.5 and 1 hectares)
- major – where the number of dwellings to be provided is 50 or more or the site is more than 1 hectare

5.38 For small sites of fewer than 10 homes/up to 0.5 hectare

- streamlining requirements on Biodiversity Net Gain (BNG)
- retaining the position that affordable housing contributions are not required on minor development – other than in limited circumstances where this is justified
- retaining the position that sites of fewer than 10 units are exempt from paying the proposed Building Safety Levy
- retaining the shorter statutory timeframe for determining minor development at 8 weeks
- requiring that all schemes of this size are delegated to officers and not put to planning committees as part of the National Scheme of Delegation.

5.39 For very small sites – of under 0.1ha

- Going even further in streamlining the planning process

¹⁹ www.gov.uk/government/publications/planning-reform-working-paper-reforming-site-thresholds/planning-reform-working-paper-reforming-site-thresholds

5.40 For medium residential development of between 10-49 homes/up to 1 hectare

- introducing a new medium development threshold as a new category that would sit above the current minor development threshold and be accompanied by a related increase in the major development threshold to sites of 50 homes and above.
- for this category, simplifying BNG requirements
- exploring exempting these sites from the Building Safety Levy
- exempting from build out transparency proposals
- maintaining a 13-week statutory time period for determination
- including the delegation of some of these developments to officers as part of the National Scheme of Delegation
- streamlining section 106 negotiations

Biodiversity Net Gain (BNG)

5.41 On 28 May 2025 the Government published a consultation on Improving the Implementation of Biodiversity Net Gain for Minor, Medium and Brownfield Development²⁰. This sets out that the consensus is that BNG is working well as a whole, but there is emerging evidence that some smaller developments and specific types of development are finding the operation of BNG is not as effective as could be.

5.42 The key proposals to ensure the framework is simple and proportionate for SME developers whilst delivering on its potential for nature include:

- A full exemption for all minor developments from the statutory BNG requirement
- An exemption for temporary planning permissions
- Increasing flexibility to go off-site for minor development

²⁰ www.gov.uk/government/consultations/improving-the-implementation-of-biodiversity-net-gain-for-minor-medium-and-brownfield-development

Development Management & Enforcement

Performance overview

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

- Applications received during April to March 2024/25: **2,888**
- Applications received during same period 2023/24: **2,750**
- Number of valid cases on-hand end of March 2025: **800**
- Number of valid cases on-hand end of March 2024: **693**
- Appeals decided during April to March 2024/25: **64**
- Appeals decided during same period 2023/24: **56**
- Appeals dismissed (won) during April to March 24/25: **46 (72%)**
- Appeals dismissed (won) during same period 2023/24: **32 (57%)**
- Cumulative performance (applications in time) 2024/25
 - **Majors: 100%**
 - **Minors: 91%**
 - **Others: 94%**
 - **PS1 Only: 95%**
 - **Decisions excluded from statutory figures: 71%**

5.44 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.

	2020/21	2021/22	2022/23	2023/24	2024/25
Majors	100%	100%	100%	100%	100%
Minors	95%	90%	80%	88%	91%
Others	97%	91%	87%	88%	94%
PS0+ PS1	91%	91%	87%	98% (PS1 only)	95% (PS1 only)
PS Excluded			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'

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

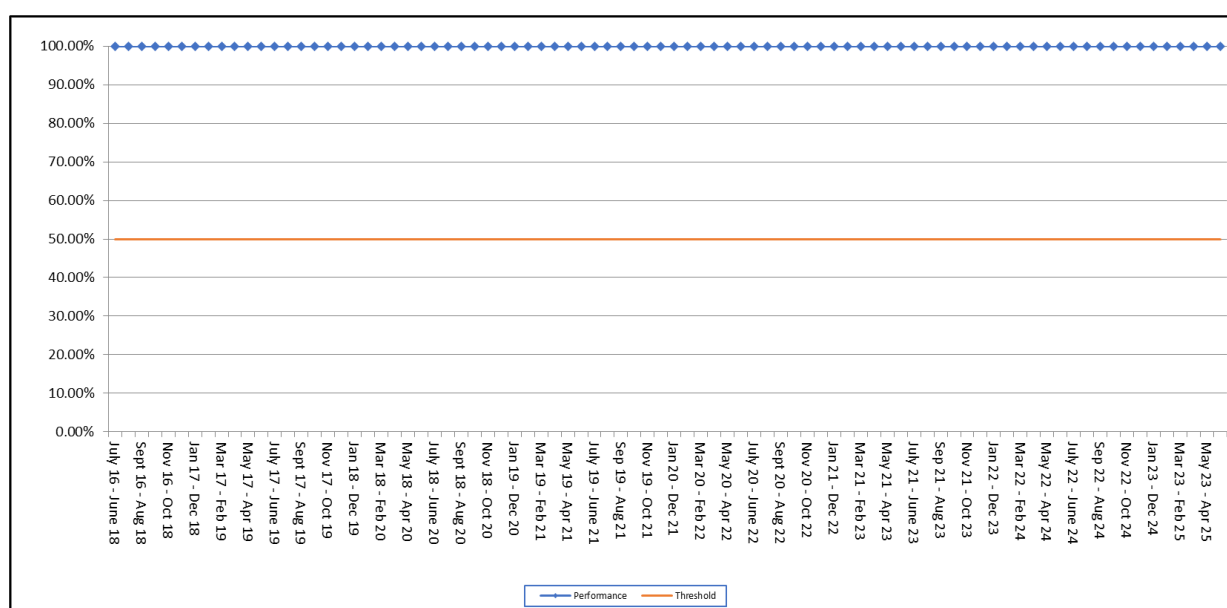
	2020/21	2021/22	2022/23	2023/24	2024/25
Appeals received	84	117	103	77	77
Appeals decided	56	106	106	56	64
Appeals allowed	13	23	20	24	18
Appeals dismissed	41	78	86	32	46
Appeals split Decision	2	5	0	0	0
% Appeals won	77%	78%	81%	57%	72%

5.46 The Government has three measures of application performance which the Council must remain within thresholds for. If we breach these thresholds we

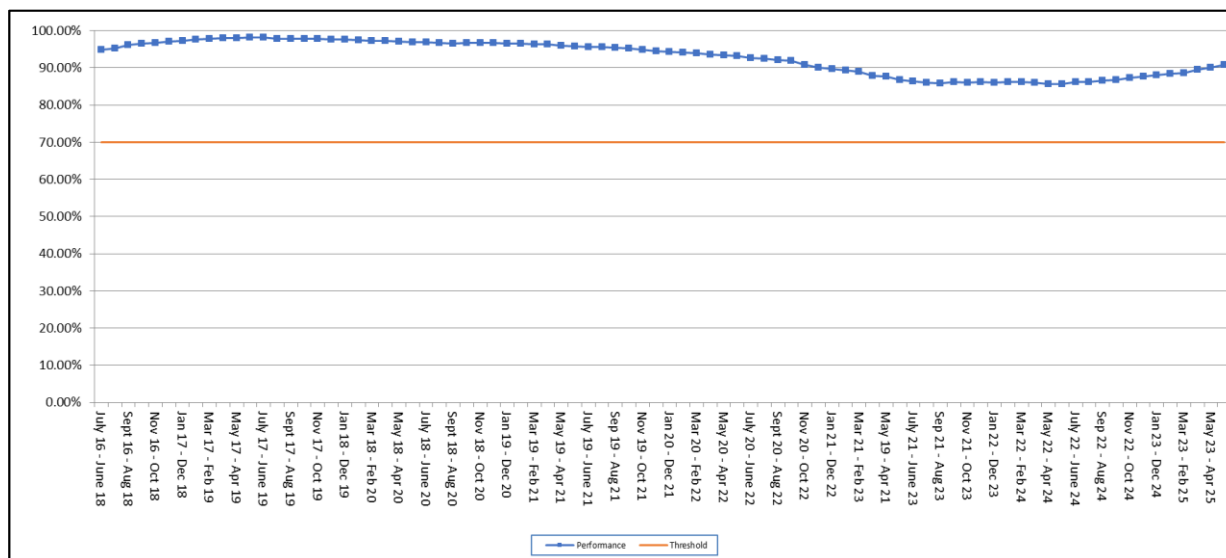
may be designated as a poorly performing planning authority and developers will then have the option of applying directly to the Planning Inspectorate for planning permission. This would mean that we don't get the fee income for that application but we are still required to undertake the consultation. 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)

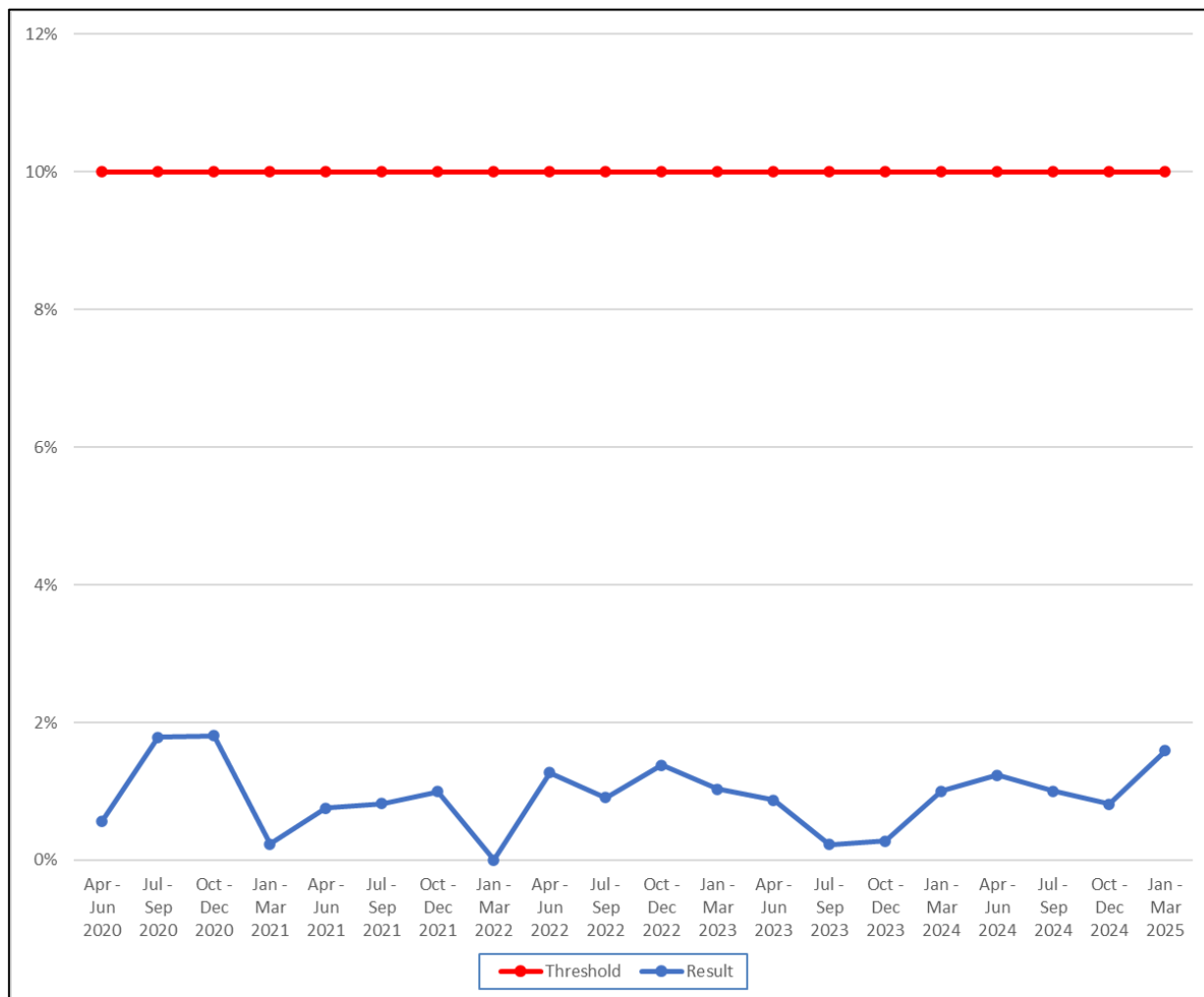
5.47 Major planning applications are assessed within a rolling 2-year period. A major application is deemed as 'within time' if the application is determined within the statutory 13-week deadline, or within the agreed Extension of Time (EOT) / Planning Performance (PPA) agreement. We are consistently at 100% performance within this area. Our current rolling figure reflects the period of June 2023 – May 2025 and is at 100% performance based on 38 out of 38 Major applications determined within time.



5.48 Minor and other planning 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 June 2023 – May 2025 and is at 91% performance based on 2,712 out of 2,989 minor / other applications determined within time.



5.50 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' 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 2025 onwards, however we are well below the 10% threshold and are not expecting these decisions to significantly affect our performance.



5.51 For April 2024 to March 2025 we decided the following:

- **19 ‘Major’** applications (compared to the **22** in 2023/24)
- The average time of decision has increased from 405 to 419 days but all have been subject to planning performance agreements or extensions of time due to the need for S106 agreements to be negotiated and concluded on applications of this scale.

	20/21	21/22	22/23	23/24	24/25
Major Apps decided	20	15	16	22	19

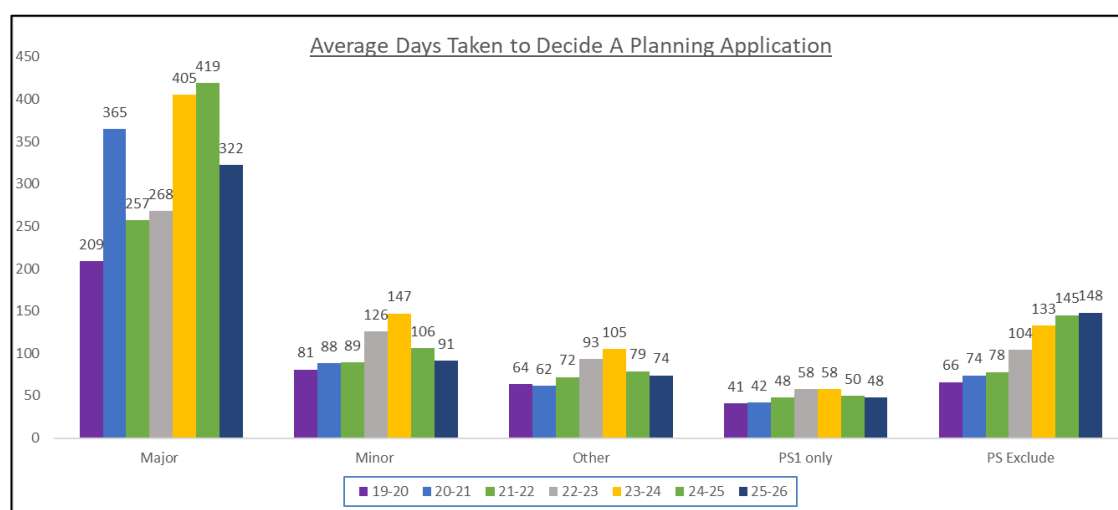
Major applications decided over past five years

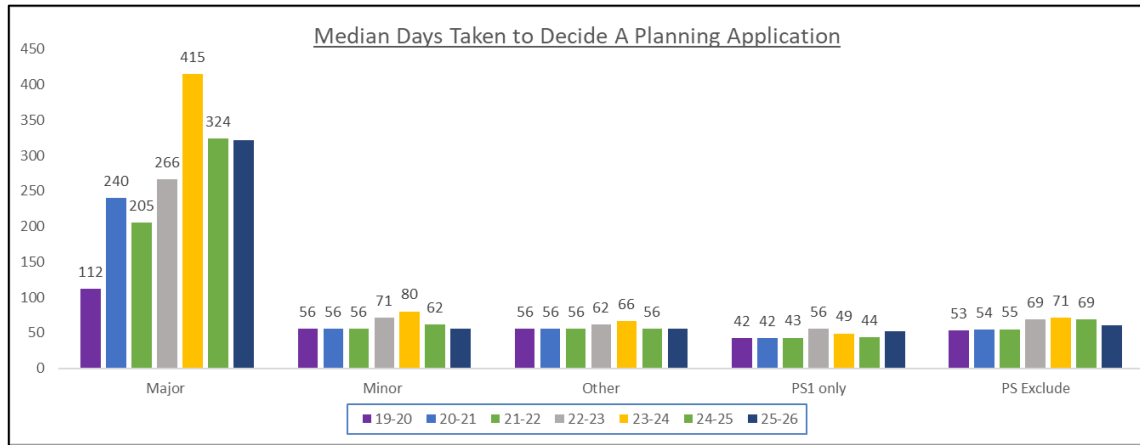
- **578 ‘Minor’** applications (compared to the 573 ‘Minor’ applications in 2023/34)
- The average decision time has decreased from 148 days to 106 days
- **830 ‘Other’** applications (compared to the 968 ‘Other’ applications in 2023/24 year)
- The average decision time has decreased from 106 days to 79 da

5.52 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 backlogs on other types of applications.

Average and Median days to decision 2024/25

	Average Days to Decision	Median Days to Decision
Major	419	324
Minor	106	62
Other	79	56
PS1 only	50	44
Excluded	145	69



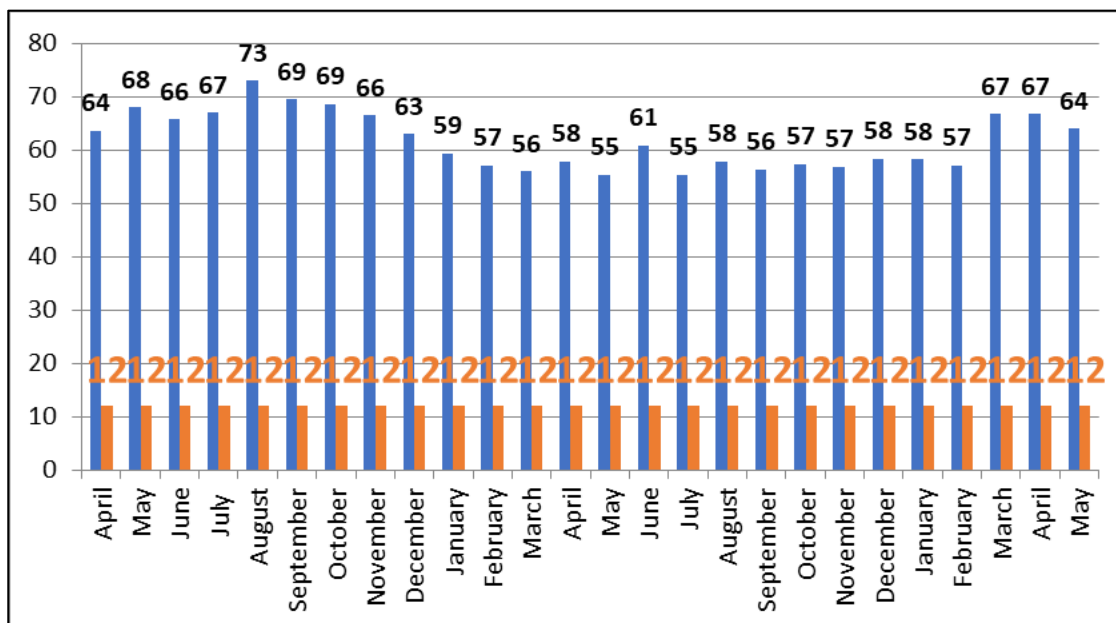


5.53 The overall numbers of applications received, approved, and refused over recent years is set out below:

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Received	3359	3522	3140	2750	2888)
Approved	2590 (85%)	2535 (84%)	2533 (88%)	2421 (88%)	2261 (87%)
Refused	475 (15%)	499 (16%)	333 (12%)	340 (12%)	334 (13%)
Total decided	3,065	3,034	2866	2761	2595

5.54 The length of time taken to validate an application is at an average of 17 days, decreased from 20 days from the previous financial year due to processes improving.

5.55 Officer caseloads are at around 67 per officer at the end of March 2025, which has increased from 56 last year due to an increase in applications received particularly towards the end of March. This is strongly linked to the increase in nationwide planning application fees, which went live at the beginning of April this year.



Planning Advice Services

5.56 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

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

5.58 During April 2024 to March 2025 there were:

- 249 pre-application meetings (same period last year: 145) generating a total of £380,008 in income (same period last year: £284,079)
- 81 householder pre-application meetings (same period last year: 79) generating £69,222 in income (same period last year: £36,355)

5.59 The use of Planning Performance Agreements (PPAs) has generated £744,138 in income over the financial year to date, compared to £760,872 last year.

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

- 71 Express Pre-applications (same period last year: 32) generating a total of £43,333 (same period last year: £10,325)

- 10 Fast Track Certificate of Lawfulness applications (same period last year: 15) generating a total of £4,846 (same period last year: £10,201).
- 24 instances of Fast Track Householder applications (same period last year: 13) generating a total of £8,934 (same period last year: £10,176).

Planning Decisions

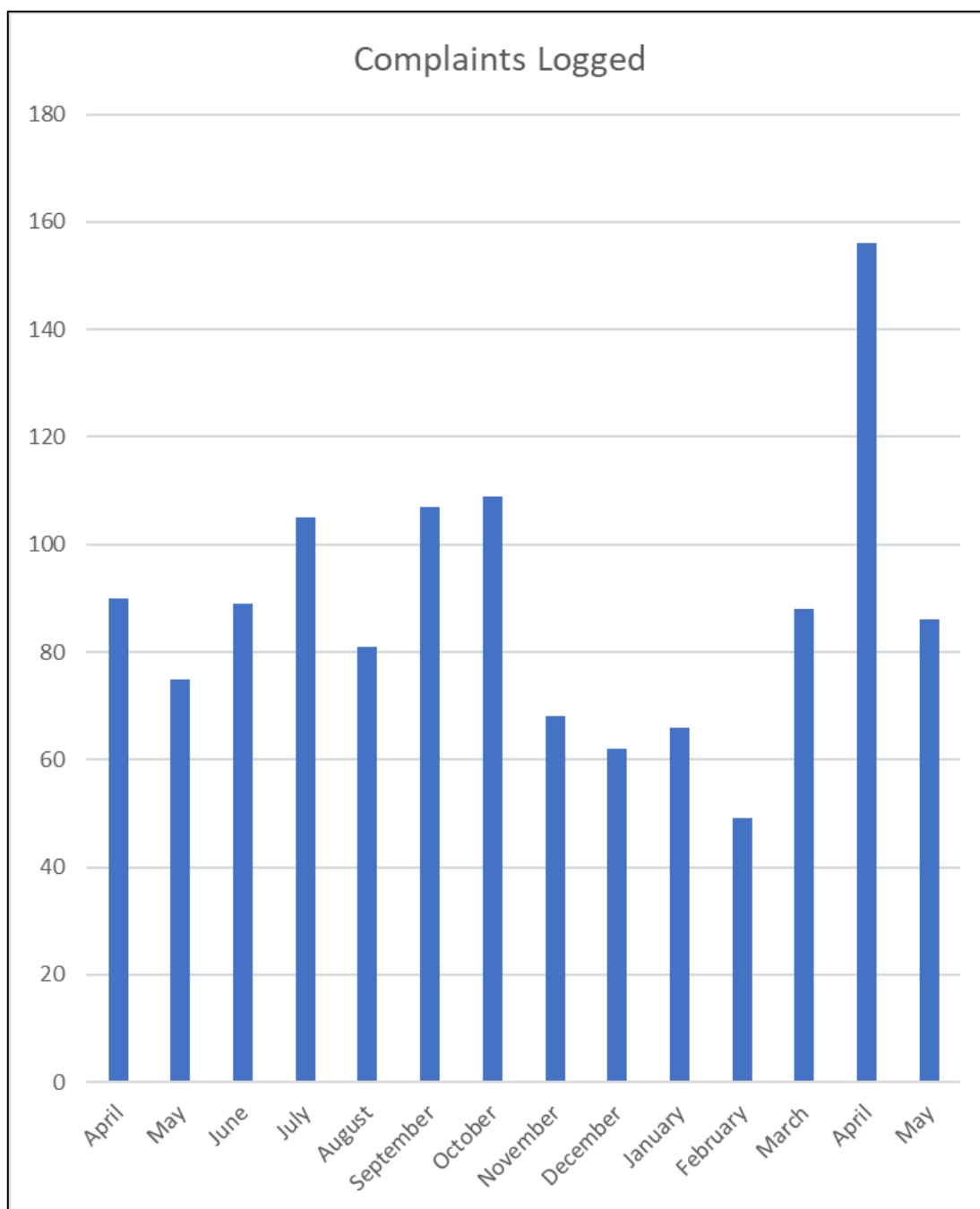
- 5.61 The final Government threshold relates to overturns of refusals (officer and committee) of applications on appeal. We are at 0% on minor / other applications.
- 5.62 For major applications the measure for quality of planning decisions is the percentage of the total number of decisions made that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period.
- 5.63 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.
- 5.64 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.
- 5.65 For the 2025 designation period (2023-25) we will not be designated.
- 5.66 Haringey's performance is as follows:

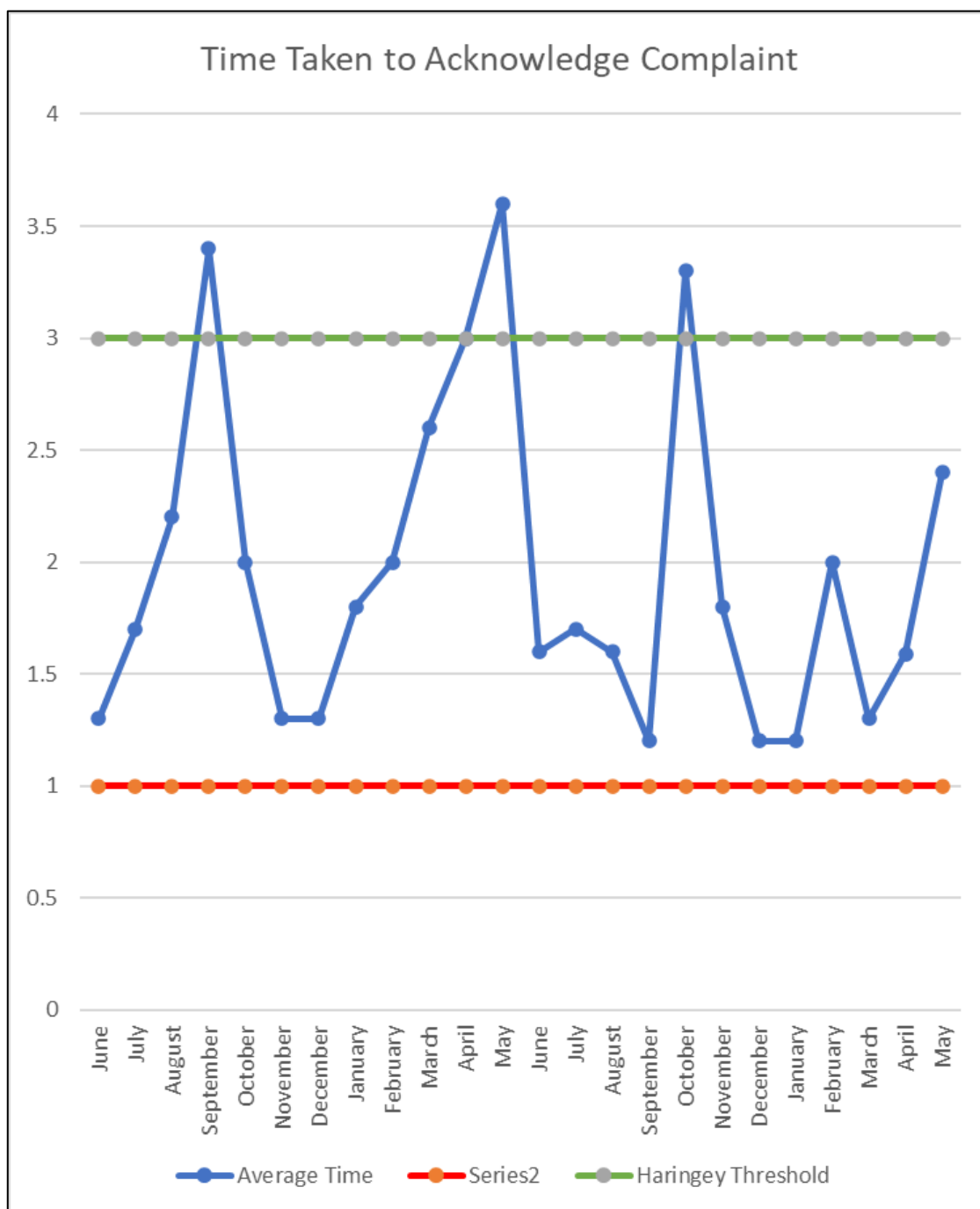
Type of application	Number of appeals	Number of overturns by PINS	% (Threshold 10%)
Majors 2024/25	3	0	0%

Planning Enforcement

- Enforcement complaints received during April to March 2025: 1028 (compared to the 614 Enforcement complaints received in 2023/24).
- Enforcement notices served during 2024/25: 45 (compared to the 51 Enforcement notices served during 2023/24).

5.67 For 2024/25 enforcement complaints were acknowledged within an average of 2 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
Cases received	632	605	1028
Cases decided within 8 weeks	68/176 (39%)	121/258 (47%)	286/546 (52%)
Cases decided not within 8 weeks	28/176 (16%)	14/258 (5%)	61/546 (11%)
Cases with no decision past 8 week target date	80/176 (45%)	123/258 (48%)	199/546 (37%)

5.68 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 received over 200 HMO referrals in 2024/25. Officers continue to work 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.

- 5.69 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.
- 5.70 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

- 5.71 A site visit took place on 30 May 2025 to the newly completed Council housing scheme on the former Ashley Road Depot site, now known as Wingspan Walk.
- 5.72 A learning visit to the Queen Elizabeth Olympic Park took place on 28 February 2025.
- 5.73 Any suggestions are welcome for visits and training.

Spatial Planning

New Local Plan

- 5.74 Approval will be sought from Cabinet on 16 September 2025 to consult on the Council's Draft Local Plan. A special meeting of Strategic Planning Committee will be arranged in early September for the Committee to consider the Draft Local Plan and to enable it to provide its comments to Cabinet. In advance of this there will be ward member engagement on the neighbourhood sections of the Draft Local Plan.

Authority Monitoring Report (AMR)

- 5.75 In April 2025, Haringey's Authority Monitoring Report for 2020-2024 was published. It highlights the impacts of the Council's Planning Service and the effectiveness of implementing Haringey's local planning policies for the four-year period 1st April 2020 to 31st March 2024. The AMR 2020-2024 is subject to a separate report for consideration of Strategic Planning Committee.

Infrastructure Funding Statement (IFS) 2023/24

- 5.76 In May 2025, Haringey's Infrastructure Funding Statement 2023/24 was published. An Infrastructure Funding Statement (IFS) is an annual report that local authorities are required to publish. It provides a summary of all financial and non-financial developer contributions, primarily from Section 106 agreements and the Community Infrastructure Levy (CIL), secured, received, and spent for infrastructure projects. The IFS clarifies how developer contributions are used to support new development and helps ensure transparency and accountability. The IFS 2023/24 is subject to a separate report for consideration of Strategic Planning Committee.

Next London Plan

- 5.77 On 9 May 2025, the Mayor of London published a high-level consultation document on the next London Plan called "Towards a new London Plan".
- 5.78 The Mayor of London/Greater London Authority has recently begun the process of preparing a new London Plan which will look to 2050 and replace the current London Plan approved in 2021.
- 5.79 In this regard, the consultation document was seeking views on how to address some of the key challenges facing London in coming decades including a Government requirement to deliver substantially more homes.
- 5.80 The document did not contain any policies or specific proposals but rather gave a series of indications about how such challenges might be addressed including delivering at increased densities, delivering large scale urban extensions in the Green Belt, delivering improved transport infrastructure to unlock growth and development of golf courses and swapping of industrial capacity.

5.81 In advance of the consultation closing on 22 June 2025, a Haringey Council response was submitted on behalf of the Cabinet Member for Housing and Planning. This was informed by Strategic Planning Committee following an email request from officers for any comments or concerns.

Building Control

Performance Overview

- 5.82 The applications to date this year have increased from previous years (mainly due to a number of Council thermal upgrade schemes), and market share has risen slightly, partly as a result of the new Regulatory regime and the uncertainty it has caused with regards to private Registered Building Control Approvers. 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.

Building Control	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Applications	1996	2323	1717	2645	2069	1517	1900
Fees	604k	600k	561k	766k	698k	584K	608K
Site visits	6817	6278	5603	6243	5674	3800	2821
Market share	54%	62%	53%	57%	40%	40%	45%
Dangerous Structures	190	162	159	225	204	188	153
Demolition Notices	13	29	20	18	22	15	18

2024/25 - from 1 April to 31 March 2025

Dangerous structures

- 5.83 There have been 153 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. Due to limited resources in Building Control, there will be extreme pressure to continue to cover the out of hours dangerous structures rota.

Building Control reforms

- 5.84 The Government continues to implement reform of the Building Control regime. In April 2025 the Government announced the formation of a Building Control Independent Panel. This delivers on a Grenfell Tower Inquiry recommendation, accepted by the government, to set up a panel to carry out a review of whether to change the way in which building control is delivered in England. 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.

- 5.85 On 13 February 2025 the Prime Minister announced an extra £2million of funding for the national Building Safety Regulator (BSR)²¹. This was required due to the difficulties the BSR are experiencing with regards to the number of High Risk Building applications slowing down the Gateway 2 process, and therefore the number of residential developments over 18m.
- 5.86 The Building Control restructure for the Building Regulations inspectors has now been concluded, and adverts are now out to begin the recruitment process.
- 5.87 One of the Apprentice building control surveyors at Haringey, as part of the Local Authority Building Control (LABC) Academy has recently become a permanent member of the team recently applying and securing the post as a Registered Building Inspector. Our other apprentice will be taking his level 2A competency exam in July, and we are also hoping to secure him as a permanent member of the team.

²¹ www.gov.uk/government/news/government-unveils-plans-for-next-generation-of-new-towns

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 1000m²
- Office / light industrial - 1000+ m² / 1+ hectare
- General industrial - 1000+ m² / 1+ hectare
- Retail - 1000+ m²/ 1+ hectare
- Gypsy/traveller site - 10+ pitches
- Site area exceeds 1 hectare

Minor Development

- 1-9 dwellings (unless floorspace exceeds 1000m² / under half a hectare)
- Office / light industrial - up to 999 m²/ under 1 hectare
- General industrial - up to 999 m²/ under 1 Hectare
- Retail - up to 999 m²/ 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)