

Agenda item:

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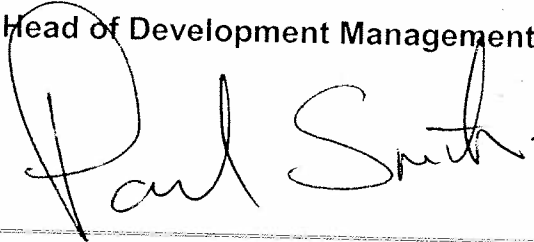
Regulatory Committee

On 22nd November 2012

Report Title. **Planning Enforcement Update- Area Forums 2009-12 and first half of 2012-13**

Report of **Head of Development Management**

Signed :



Contact Officer : **Myles Joyce, Team Leader Planning Enforcement and Appeals**
Telephone 020 8489 5102

Wards(s) affected: **All**

Report for: **Non-Key Decision**

1. Purpose of the report

1.1. To provide members with an overview of Planning Enforcement's progress in maintaining service delivery from 2009-12 when broken down into constituent Area Forums and the cumulative weight of caseload and enforcement activity along with an update of cases received and closed for each ward and area for the first half of 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 Unitary Development Plan and the future Local Development Framework

2.2. The Council's Enforcement Strategy has an explicit objective to prevent unauthorised use and non permitted development and seek to reverse this when it occurs taking formal enforcement action when expedient to do so.

3. Recommendation

3.1. That member's note the performance by Area Forum and individual wards.

4. Reason for recommendation

4.1. That the planning enforcement statistics demonstrated continued good and improving performance in terms of caseload management and levels of enforcement activity for all area wards. Notable indicators are the level of formal enforcement action and Planning Contravention Notices (PCNs) issued alongside a decline in cases closed as either immune or expedient along with a rise in breaches resolved.

5. Other options considered

5.1. Not applicable

6. Summary

6.1. This report advises members on service performance for the financial years 2009-12 and the first half of 2012-13.

7. Consultation

7.1 The report is to inform ward members and Area Forums of the planning enforcement statistics for their Wards and Forum Areas.

8. Use of appendices /Tables and photographs

8.1 These are contained within the body of this report.

9. Local Government (Access to Information) Act 1985

9.1 Planning Enforcement Case files held by the Team Leader for Planning Enforcement.

10. Planning Enforcement Performance

- 10.1 Since its inception as a dedicated service function in 2004 the Planning Enforcement service sought as a priority to improve the service through a reduction in the Planning Enforcement backlog cases, an improvement in the turn around time for cases and an improvement in the quality of enforcement investigation and action.
- 10.2 This report will look at the Wards within each Area Forum and provide an overview of the planning enforcement returns for 2009-12 and the first half of 2012-13. For 2009-12 the cumulative total of cases opened and closed and enforcement action are recorded along with how they compare with returns for the borough as a whole. For the first half of 2012-13, the return are for the wards and area forums only. For comparison with the Council wide figures, the returns are enclosed in the previous report.

Crouch End, Hornsey and Stroud Green Area

- 10.3 The figures clearly show that the number of planning enforcement cases received as declined. For this area, the caseload has shown a slight cumulative reduction of 17 cases, being slightly more equable than the significant decline observed for the Council as a whole

Year	2009-10		2010-11		2011-12		Total D
	R	C	R	C	R	C	
Crouch End-CE	69	75	50	49	44	41	-2
Hornsey-HY	44	36	47	50	21	28	--2
Stroud Green SR	41	49	40	35	38	39	+4
Area TOTAL	154	160	137	134	103	108	-8
Cumulative Area Total	154	160	291	294	394	402	-17
LBH TOTAL	878	1016	760	804	718	673	-137
Cumulative LBH Total	878	1016	1,638	1,820	2356	2,493	-137

Table 1: Planning Enforcement cases in LBH where R=received and C=closed 2009-2012

- 10.4 With regard to formal enforcement action, the area wards have seen a relatively low amount of formal action although the number of PCNs issued has increased along with the general council wide trend.

Year	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL
Type of Notice	PCN	PCN	PCN		EN	EN	EN		BCN	EN	BCN	
Crouch End-CE	2	2	8	12	1	1	0	2	0	0	1	1
Hornsey-HY	0	2	4	6	1	0	0	1	0	1	0	1
Stroud Green SR	0	2	2	4	1	4	2	7	0	0	0	0
Area TOTAL	2	6	14	22	3	5	2	10	0	1	1	0
TOTAL	63	88	114	265	63	66	84	213	5	4	3	12

Table 2: Formal Enforcement action by area and Council 2009-2012

10.5 A look at the following table (Table 3) shows that there has been a marked decline in the number of cases closed because no action could be taken as the works or use was established or 'immune' from enforcement action. In 2011-12 a reduction in both the proportion of cases closed as not expedient and cases closed due to remediation (or regularisation through grant of planning permission or allowance on appeal to the Planning Inspectorate) was observed

Year	09-10	NB	NE	BI	REM	TOT	10-11	NB	NE	BI	REM	TOT	11-12	NB	NE	BI	REM	TOT
	R					C	R					C	R					C
Crouch End-CE	69	37	16	1	21	75	50	30	13	1	5	49	44	25	10	1	5	41
Hornsey-HY	44	19	2	7	8	36	47	33	8	4	5	50	21	19	2	2	5	28
Stroud Green SR	41	18	20	3	8	49	40	19	12	1	3	35	38	19	8	4	8	39
Area TOT	154	74	38	11	37	160	137	82	33	6	13	134	103	63	20	7	18	108
%	100	46	24	7	23	100	100	61	25	4	7	100	100	58	19	5	18	100
LBH TOT	878	467	232	120	197	1016	760	426	152	58	168	804	718	370	120	40	143	673
%	100	46	23	12	19	100	100	53	19	7	21	100	100	55	18	6	21	2,493

Table3: Breakdown in Cases closed: NB=No breach, NE=not expedient BI=immune REM=breach remediated (2008-12)

- 10.6 In conclusion for 2009-12 the Crouch End, Hornsey and Stroud Green Wards together receive a relatively high number of cases. Although formal enforcement action is relatively low the number of breaches resolved without recourse to formal action is quite high. Therefore this area is an area where negotiation and invitation for retrospective planning permissions to regularise breaches is the main way of resolving matters reflecting the nature of the breaches i.e - low number of flat conversions where negotiation is not usually appropriate in order to remedy the breach.
- 10.7 It is also an area with a significant number of cases where minor breaches are reported and it is considered that this is reflected in the relatively high proportion of cases closed as not expedient.

St. Ann's and Harringay Area

- 10.8 The figures clearly show that the number of planning enforcement cases received as declined. For this area, the caseload has shown a cumulative reduction of 39 cases, rather more in proportion than the still significant decline observed for the Council as a whole.

Year	2009-10		2010-11		2011-12		Total
	R	C	R	C	R	C	
Harringay	86	114	47	49	58	66	-38
St Anns	51	46	41	38	31	40	-1
Area TOTAL	137	160	88	87	89	106	-39
Cumulative Area Total	137	160	225	247	314	353	-39
LBH TOTAL	878	1016	760	804	718	673	-137
Cumulative LBH Total	878	1016	1,638	1,820	2356	2,493	-137

Table 4: Planning Enforcement cases in LBH where R=received and C=closed 2009-2012

- 10.9 With regard to formal enforcement action, the area wards have a very high proportion of formal action. With 53 Enforcement Notices plus 3 BCNs. This represents around a quarter of all Enforcement Notices served over the last three years with the numbers increasing year on year. This reflects the very high focus on the area especially around Green Lanes and the Harringay Ward and the continued high number of cases investigated for use as HMOs/self-contained flats.

Year	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL
Type of Notice	PCN	PCN	PCN	L	EN	EN	EN	L	BCN	EN	BCN	L
Harringay	8	7	23	38	10	12	18	40	0	1	0	1
St Anns	0	4	11	15	2	3	6	11	1	1	0	2
Area TOTAL	8	11	34	53	12	15	24	51	1	2	0	3
TOTAL	63	88	114	265	63	66	81	213	5	4	3	12

Table 5: Formal Enforcement action by area and Council 2009-2012

10.10 A look at the following table shows the following; a relatively high number of cases closed as 'immune' a high number of cases remediated and a relatively low number of cases closed as no breach in 2010-12. The immunity issue is likely to arise from referrals of flats conversions from other service providers which have become established in terms of use.

Year	09-10	NB	NE	BI	RE M	TOT	10-11	NB	NE	BI	RE M	TOT	11-12	NB	NE	BI	RE M	TOT
	R					C	R					C	R					C
Harringay	86	70	13	12	19	114	47	21	10	6	12	49	58	36	6	8	16	66
St Anns	51	30	4	4	8	46	41	21	5	6	6	38	31	17	7	3	14	37
Area TOT	137	100	17	16	27	160	88	42	17	12	18	87	89	53	13	11	30	103
%	100	63	10	10	17	100	100	48	19	13	20	100	100	51	11	10	28	100
LBH TOT	878	467	232	120	197	1016	760	426	152	58	168	804	718	370	120	40	143	673
%	100	46	23	12	19	100	100	53	19	7	21	100	100	55	18	6	21	2,493

Table 6: Breakdown in Cases closed: NB=NO breach, NE=not expedient BI=immune REM=breach remediated (2009-12)

10.11 In conclusion, the Harringay and St Anns wards together receive a relatively high number of cases. However formal enforcement action is high and the number of alleged breaches closed as no breach rather low. This is an area of intense focus especially around Green Lanes and where a relatively high number of cases for flat conversions/ HMOs are reported and investigated. Case closed as remediated is much higher than the borough average in 2011-12.

Northumberland Park and White Hart Lane Area

10.12 The figures clearly show that the number of planning enforcement cases received as declined. For this area, the caseload has shown a cumulative reduction of 35 cases, being rather higher than the significant decline observed for the Council as a whole

Year	2009-10		2010-11		2011-12		Total
	R	C	R	C	R	C	
Northumberland Park	24	26	28	29	47	45	-1
White Hart Lane	54	85	34	38	34	33	-34
Area TOTAL	78	111	62	67	81	78	-35
Cumulative Area Total	78	111	140	178	221	256	-35
LBH TOTAL	878	1016	760	804	718	673	-137
Cumulative LBH Total	878	1016	1,638	1,820	2356	2,493	-137

Table 7: Planning Enforcement cases in LBH where R=received and C=closed 2009-2012

10.13 With regard to formal enforcement action, the area ward has seen a significant amount of formal action with the tow wards accounting for a ninth of all formal enforcement action although the number of PCNs issued has increased along with the general council wide trend.

Year	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL
Type of Notice	PCN	PCN	PCN		EN	EN	EN		BCN	EN	BCN	
N Park	2	1	0	3	2	4	1	7	0	0	0	0
WHL	1	1	1	3	2	1	0	3	0	0	0	0
Area TOTAL	3	10	2	15	6	11	4	21	0	1	1	2
TOTAL	63	88	114	265	63	66	81	213	5	4	3	12

Table 8: Formal Enforcement action by area and Council 2009-2012

10.14 A look at the following table (Table 3) shows that there has been a marked decline in the number of cases closed because no action could be taken as the works or use was established or 'immune' from enforcement action. In 2011-12 a reduction in the proportion of cases closed as not expedient was observed. For 2010-12 the proportion of cases closed as not expedient was below the Council-wide average. The area records a high proportion of investigations which are closed as no breach or allowed under permitted development allowances.

Year	09-10	NB	NE	BI	RE M	TOT	10-11	NB	NE	BI	RE M	TOT	11-12	NB	NE	BI	RE M	TOT
	R					C	R					C	R					C
N Park	24	21	25	6	12	64	28	21	9	1	3	34	47	20	15	1	9	45
WHL	54	27	14	26	18	85	34	9	5	4	17	38	34	15	10	1	7	33
Area TOT	78	48	39	32	30	149	62	30	14	5	20	72	81	35	25	2	16	78
%	100	32	26	21	79	100	100	42	19	7	32	100	100	45	32	3	20	100
LBH TOT	878	467	232	120	197	1016	760	426	152	58	168	804	718	370	120	40	143	673
%	100	46	23	12	19	100	100	53	19	7	21	100	100	55	18	6	21	2,493

Table 9: Breakdown in Cases closed: NB=NO breach, NE=not expedient BI=immune REM=breach remediated (2009-12)

10.15 In conclusion, the Northumberland Park and White Hart Lane wards together receive a relatively high number of cases. ADD! Although formal enforcement action is relatively low the number of breaches resolved without recourse to formal action is significant. Therefore this area is an area where negotiation and invitation for retrospective planning permissions to regularise breaches is the main way of resolving matters reflecting the nature of the breaches i.e - low number of flat conversions where negotiation is not possible in order to remedy the breach.

10.16 It is also an area with a significant number of cases where no breaches closures are recorded and a relatively low number of cases closed as not expedient.

Tottenham Hale and Seven Sisters Area

10.17 The figures clearly show that the number of planning enforcement cases received as increasing after a decline in 2010-11 in Tottenham Green and Seven Sisters wards. For this area, the caseload has shown a slight cumulative increase of 4 cases opened than closed. The year on year numbers of cases closed also being relatively volatile in all 3 wards.

Year	2009-10		2010-11		2011-12		Total
	R	C	R	C	R	C	
Tott Hale	31	18	26	45	21	11	+4
Tott Green	52	47	38	54	54	43	0
Seven Sisters	42	45	39	40	49	41	+4
Area TOTAL	125	110	103	139	124	95	+8
Cumulative Area Total	125	110	228	249	352	344	+8
LBH TOTAL	878	1016	760	804	718	673	-137
Cumulative LBH Total	878	1016	1,638	1,820	2356	2,493	-137

Table 10: Planning Enforcement cases in LBH where R=received and C=closed 2009-2012

10.18 With regard to formal enforcement action, the area wards have a high proportion of formal action. With 35 Enforcement Notices plus 2 BCNs. This represents around a sixth of all Enforcement Notices served over the last three years. Part of the reason is the number of cases investigated for use as HMOs/self-contained flats.

Year	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL
Type of Notice	PCN	PCN	PCN	L	EN	EN	EN	L	BCN	EN	BCN	L
Tott Hale	0	4	8	12	2	5	6	13	0	0	0	0
Tott Green	4	20	5	29	5	2	2	9	0	0	0	0
Seven Sisters	1	0	4	5	7	2	4	13	2	0	0	2
Area TOTAL	5	24	17	46	14	9	12	35	2	0	0	2
TOTAL	63	88	114	265	63	66	81	213	5	4	3	12

Table 11: Formal Enforcement action by area and Council 2009-2012

10.19 A look at the following table (Table 3) shows the following; a relatively high number of cases closed as 'immune' a high number of cases remediated and a relatively low number of cases closed as no breach in 2010-12. The immunity issue is likely to arise from referrals of flats conversions from other service providers which have become established in terms of use.

Year	09-10	NB	NE	BI	REM	TOT	10-11	NB	NE	BI	REM	TOT	11-12	NB	NE	BI	REM	TOT
	R					C	R					C	R					C
Tott Gren	52	21	7	5	14	47	38	23	13	7	11	54	45	28	4	2	9	43
Tott Hale	31	12	1	1	4	18	26	15	8	5	7	35	21	8	1	0	2	11
Sev Sistr	42	24	13	1	7	45	39	20	7	1	12	40	49	15	12	6	8	41
Area TOT	125	57	21	7	25	110	103	58	28	13	30	129	115	51	17	8	19	95
%	100	52	19	6	23	100	100	45	22	10	23	100	100	53	18	8	21	100
LBH TOT	878	467	232	120	197	1016	760	426	152	58	168	804	718	370	120	40	143	673
%	100	46	23	12	19	100	100	53	19	7	21	100	100	55	18	6	21	2,493

Table 12: Breakdown in Cases closed: NB=NO breach, NE=not expedient BI=immune REM=breach remediated (2009-12)

10.20 In conclusion, the Seven Sisters and Tottenham Wards together witness relatively high levels of formal enforcement action and the number of alleged breaches closed as no breach rather low. This is an area of relatively intense focus. However cases received year on year are quite variable and definite conclusions are therefore difficult to draw for this area. The increase from the very low proportion of cases closed as 'immune' in 2011-12 is likely to be a result of an increased focus on flat conversions cases.

West Green and Bruce Grove Area

10.21 The figures clearly show that the number of planning enforcement cases received as relatively steady from year to year. For this area, the caseload has shown a slight cumulative increase of 12 cases opened than closed. The year on year numbers of cases received however being relatively volatile in Bruce Grove ward.

Year	2009-10		2010-11		2011-12		Total
	R	C	R	C	R	C	
Bruce Grove	36	34	50	50	30	33	-1
West Green	31	33	34	27	38	30	+13
Area TOTAL	67	67	84	77	68	63	+12
Cumulative Area Total	67	67	151	144	219	207	+12
LBH TOTAL	878	1016	760	804	718	673	-137
Cumulative LBH Total	878	1016	1,638	1,820	2356	2,493	-137

Table 13: Planning Enforcement cases in LBH where R=received and C=closed 2009-2012

10.22 With regard to formal enforcement action, the area wards have a significant level of formal action especially Bruce Grove Ward. With 26 Enforcement Notices issued. Part of the reason is the number of cases investigated for use as HMOs/self-contained flats.

Year	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL
Type of Notice	PCN	PCN	PCN		EN	EN	EN		BCN	EN	BCN	
B Grove	6	9	11	26	3	4	10	17	0	0	0	0
West Green	9	5	13	27	3	0	6	9	0	0	0	0
Area TOTAL	14	14	24	53	6	4	16	26	0	0	0	0
TOTAL	63	88	114	265	63	66	81	213	5	4	3	12

Table 14: Formal Enforcement action by area and Council 2009-2012

10.23 A look at the following table (Table 3) shows the following; a very low number of cases closed as 'immune'. Remediated cases are around the borough wide average and a relatively high number of cases closed as no breach.

Year	09-10	NB	NE	BI	REM	TOT	10-11	NB	NE	BI	REM	TOT	11-12	NB	NE	BI	REM	TOT
	R					C	R					C	R					C
B Grove	36	14	13	2	5	34	50	32	8	3	7	50	30	18	5	0	10	33
W Green	31	18	6	2	7	33	34	14	4	2	7	27	38	20	5	1	4	30
Area TOT	67	32	19	4	12	67	84	46	12	5	14	77	68	38	10	1	14	63
%	100	48	28	6	18	100	100	60	16	6	18	100	100	60	16	2	22	100
LBH TOT	878	467	232	120	197	1016	760	426	152	58	168	804	718	370	120	40	143	673
%	100	46	23	12	19	100	100	53	19	7	21	100	100	55	18	6	21	2,493

Table 15: Breakdown in Cases closed: NB=NO breach, NE=not expedient BI=immune REM=breach remediated (2009-12)

10.24 In conclusion, the West Green and Bruce Grove wards together witness significant levels of formal enforcement action and the number of alleged breaches closed as immune is very low. This is an area of relatively intense focus. However cases received year on year are quite variable and definite conclusions are therefore difficult to draw for this area.

10.25 It is anticipated with the Tottenham Team and the additional focus along West Green Road Bruce Grove and Tottenham High Road that caseload and formal action will increase from 2012-13.

Wood Green

10.26 The figures show that the number of planning enforcement cases received has declined over the three years. For this area, the caseload has shown a relatively high cumulative decrease of 56 cases. A significant proportion of these are accounted for in 2009-10 within the Bounds Green Ward and is related to the Myddleton Road enforcement project commenced the previous year. From 2010-11 onwards the numbers received and closed each year is relatively stable for all three wards.

Year	2009-10		2010-11		2011-12		Total
	R	C	R	C	R	C	
Bounds Green	37	103	49	47	42	28	-50
Noel Park	68	64	37	36	47	45	+7
Woodside	46	51	41	48	34	35	-13
Area TOTAL	151	218	127	131	123	108	-56
Cumulative Area Total	151	218	278	349	401	457	-56
LBH TOTAL	878	1016	760	804	718	673	-137
Cumulative LBH Total	878	1016	1,638	1,820	2356	2,493	-137

Table 16: Planning Enforcement cases in LBH where R=received and C=closed 2009-2012

10.27 With regard to formal enforcement action, the area wards have quite a steady level of formal action. With 35 Enforcement Notices issued, around one sixth of the borough wide average over the three years. The previous year 2008-9 had seen very high level of formal enforcement activity in Bounds Green due to the Myddleton Road project.

Year	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL
Type of Notice	PCN	PCN	PCN	L	EN	EN	EN	L	BCN	EN	BCN	L
B Green	2	4	1	7	4	4	4	12	0	0	0	0
N Park	7	1	6	14	5	3	4	12	0	0	0	0
Woodside	13	8	8	29	4	4	3	11	0	0	0	0
Area TOTAL	22	13	15	50	13	11	11	35	0	0	0	0
TOTAL	63	88	114	265	63	66	81	213	5	4	3	12

Table 17: Formal Enforcement action by area and Council 2009-2012

10.28 A look at the following table (Table 3) shows the following; a very low number of cases closed as no breach in 2009-10 and a very high number that year closed as 'immune'. Remediated cases are around the borough wide average as are cases closed as not expedient. The high level of immune closures is largely accounted for by Bounds Green ward and was as a result of investigations as a result of the enforcement project in Myddleton Road

Year	09-10	NB	NE	BI	REM	TOT	10-11	NB	NE	BI	REM	TOT	11-12	NB	NE	BI	REM	TOT
	R					C	R					C	R					C
B Green	37	20	13	48	22	103	49	18	12	2	15	47	42	16	6	2	4	28
N Park	68	21	25	6	12	64	37	23	9	1	3	36	47	20	15	1	9	45
Woodside	46	24	8	6	13	51	41	30	5	3	10	48	34	17	3	2	13	35
Area TOT	151	65	46	60	47	218	127	71	26	6	28	131	123	53	24	5	26	108
%	100	30	21	28	21	100	100	54	20	5	21	100	100	49	22	5	24	100
LBH TOT	878	467	232	120	197	1016	760	426	152	58	168	804	718	370	120	40	143	673
%	100	46	23	12	19	100	100	53	19	7	21	100	100	55	18	6	21	2,493

Table 18: Breakdown in Cases closed: NB=NO breach, NE=not expedient BI=immune REM=breach remediated (2009-12)

10.29 In conclusion, the Bounds Green wards from the figures for 2009-10 due to the Myddleton Road Project skews the figures for this year somewhat. However the figures for the next two years, 2010-12 show relatively stable returns across the three wards.

Muswell Hill Alexandra Fortis Green and Highgate Area

10.30 The figures clearly show that the number of planning enforcement cases received as declined. For this area, the caseload has shown a slight cumulative reduction of 17 cases, being slightly more equable than the significant decline observed for the Council as a whole.

Year	2009-10		2010-11		2011-12		Total
	R	C	R	C	R	C	D
Alexandra	36	44	30	35	36	27	-4
Fortis Green	33	40	30	28	27	23	-1
Highgate	59	61	62	70	63	56	-3
Muswell Hill	48	55	37	45	39	32	-8
Area TOTAL	176	200	159	178	165	138	-16
Cumulative Area Total	176	200	335	378	500	516	-16
LBH TOTAL	878	1016	760	804	718	673	-137
Cumulative LBH Total	878	1016	1,638	1,820	2356	2,493	-137

Table 19: Planning Enforcement cases in LBH where R=received and C=closed 2009-2012

10.31 With regard to formal enforcement action, the area ward has seen a relatively low amount of formal action although the number of PCNs issued has increased along with the general council wide trend.

Year	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL	2009-10	2010-11	2011-12	TOTAL
Type of Notice	PCN	PCN	PCN		EN	EN	EN		BCN	EN	BCN	
Alexandra	2	1	0	3	2	4	1	7	0	0	0	0
Fortis Green	1	1	1	3	2	1	0	3	0	0	0	0
Highgate	0	7	1	8	1	2	2	5	0	0	1	1
Muswell Hill	0	1	0	1	1	4	1	6	0	1	0	1
Area TOTAL	3	10	2	15	6	11	4	21	0	1	1	2
TOTAL	63	88	114	265	63	66	81	213	5	4	3	12

Table 20: Formal Enforcement action by area and Council 2009-2012

10.32 A look at the following table (Table 3) shows that there has been a marked decline in the number of cases closed because no action could be taken as the works or use was established or 'immune' from enforcement action. In 2011-12 a reduction in the proportion of cases closed as not expedient was observed. For 2010-12 the proportion of cases closed as not expedient was below the Council-wide average. The area records a high proportion of investigations which are closed as no breach or allowed under permitted development allowances.

Year	09-10	NB	NE	BI	REM	TOT	10-11	NB	NE	BI	REM	TOT	11-12	NB	NE	BI	REM	TOT
	R					C	R					C	R					C
Alexandra	36	26	12	0	4	44	30	17	5	5	8	35	36	19	4	1	3	27
Fortis Green	33	17	14	2	7	40	30	16	5	1	6	28	27	14	4	1	4	23
Highgate	59	30	14	2	15	61	62	50	7	4	9	70	63	34	10	3	9	56
Muswell Hill	48	27	10	2	16	55	37	29	9	1	6	45	39	23	5	2	2	32
Area TOT	176	103	50	6	42	200	159	112	26	11	29	178	165	90	23	7	18	138
%	100	51	25	3	21	100	100	63	15	6	16	100	100	65	17	5	13	100
LBH TOT	878	467	232	120	197	1016	760	426	152	58	168	804	718	370	120	40	143	673
%	100	46	23	12	19	100	100	53	19	7	21	100	100	55	18	6	21	2493

Table 21: Breakdown in Cases closed: NB=NO breach, NE=not expedient BI=immune REM=breach remediated (2009-12)

10.33 The Muswell Hill Alexandra, Fortis Green and Highgate Wards together receive a relatively high number of cases. Although formal enforcement action is relatively low the number of breaches resolved without recourse to formal action is significant. Therefore this area is an area where negotiation and invitation for retrospective planning permissions to regularise breaches is the main way of resolving matters reflecting the nature of the breaches i.e - low number of flat conversions where negotiation is usually not possible in order to remedy the breach.

10.34 It is also an area with a significant number of cases where no breaches closures are recorded and a relatively low number of cases closed as not expedient.

2012-13 Half Year Figures: April 2012- September 2012

10.35 The first half of 2012-13 indicates a much increased caseload overall with 452 cases received some 100 more than for the same period in 2011-12. In addition the high amount of enforcement activity at 64 Notices served (more than for all of 2010-11) has focused work on current investigation and this had lead to case closures not being able to match the number of cases received. An overall reduction in cases is to be one of the focuses overall for the second half of 2012-13. This is shown in Table 23 below which shows the borough wide figures by ward for the first half of this year.

Ward	Received	Closed	Diff	PCN	EN	BCN
Alexandra	23	16	+7	1	0	0
Bounds Green	26	27	-1	4	3	0
Bruce Grove	26	15	+11	5	2	0
Crouch End	24	12	+12	0	2	0
Fortis Green	23	12	+11	0	0	0
Harringay	22	26	-2	9	10	0
Highgate	34	20	+14	4	3	1
Hornsey	16	9	+7	1	0	0
Muswell Hill	23	9	+14	4	0	0
Noel Park	31	14	+17	4	8	0
Northumberland Park	11	13	-2	1	1	0
St. Anns	19	15	+4	3	2	0
Seven Sisters	14	10	+4	3	8	0
Stroud Green	26	18	+8	1	3	0
Tottenham Green	41	25	+16	4	3	0
Tottenham Hale	26	22	+4	2	2	0
West Green	15	10	+5	0	1	0
White Hart Lane	38	26	+12	0	14	0
Woodside	14	25	-11	1	2	0
TOTAL	452	324	+128	46	63	1

Table 22: Borough Breakdown by Ward for April-September 2012 inclusive

10.36 This shows that high overall enforcement action concentrated in the same areas. White Hart Lane Harringay Seven Sisters and also Noel Park an area of renewed focus on

Conservation Area matters. The West of the Borough shows high caseload activity along with renewed areas in Tottenham reflecting the increased focus since the appointment of a planning enforcement officer with specific focus for that area.

10.37 Broken down into individual forum areas, one can see the impact of the higher caseload and renewed focus.

Crouch End

10.38 The table below shows that cases received is well on the way to passing the 1003 received in the whole of last year and the 5 enforcement notices already exceeds the 3 issued during the same period.

Ward	Received	Closed	Diff	PCN	EN	BCN
Crouch End	24	12	+12	0	2	0
Hornsey	16	9	+7	1	0	0
Stroud Green	26	18	+8	1	3	0
TOTAL	66	39	+27	2	5	0

Harringay St Anns

10.39 Harringay St Anns is perhaps the only area roughly on a par with the 41 cases received on an par with the 89 in all of 2011-12 and the 12 Enforcement Notices exactly half of those issued in 2011-12

Ward	Received	Closed	Diff	PCN	EN	BCN
Harringay	22	26	-4	9	10	0
St. Anns	19	15	+4	3	2	0
TOTAL	41	41	0	12	12	0

Northumberland Park and White Hart Lane

10.40 This area has already received 69 cases for investigation, almost as many as the 81 received in the whole of last year. However the most startling change is the 22 enforcement notices issue mostly due to a renewed focus in the Tower Gardens estate. This dwarfs the 5 Enforcement Notices issued during 2011-12. This provides the most striking example of rapidly increased enforcement activity of any forum area.

Ward	Received	Closed	Diff	PCN	EN	BCN
Noel Park	31	14	+17	4	8	0
White Hart Lane	38	26	+12	0	14	0
TOTAL	69	40	+29	4	22	0

Tottenham and Seven Sisters

10.41 81 cases for investigation has been received here compared to 124 for the whole of 2011-12 much of the cases in Tottenham Green Ward. However the 13 notices issue in the first half of this year exceeds the 12 issued for the whole of 2011-12

Ward	Received	Closed	Diff	PCN	EN	BCN
Seven Sisters	14	10	+4	3	8	0
Tottenham Green	41	25	+16	4	3	0
Tottenham Hale	26	22	+4	2	2	0
TOTAL	81	57	+24	9	13	0

West Green and Bruce Grove

10.42 41 cases have been received for this area compared to 68 last year However enforcement activity has been relatively light with 3 Notices issued compared to the 16 issued last year. This is considered to be largely because of the lack of pro-active enforcement or project action in this particular area.

Ward	Received	Closed	Diff	PCN	EN	BCN
Bruce Grove	26	15	+11	5	2	0
West Green	15	10	+5	0	1	0
TOTAL	41	25	+16	5	3	0

Wood Green

10.43 The Wood Green Area has seen 71 cases opened for investigations already in 12-13, well on the way to surpassing the 123 received for 2011-12. The 13 Enforcement Notices issued already exceed the 11 issued for this area last year. Renewed activity and focus on Woodside Ward is considered to be a key factor.

Ward	Received	Closed	Diff	PCN	EN	BCN
Bounds Green	26	27	-1	4	3	0
Noel Park	31	14	+17	4	8	0
Woodside	14	25	-11	1	2	0
TOTAL	71	67	+4	9	13	0

Muswell Hill

10.44 Already in 2012-13 103 cases have been received for investigation and therefore well on the way to exceeding the 165 received for last year. Enforcement Activity has seen 4 notices issued the same as for all of 2011-12. This is an area of high caseloads but breaches resolved through negotiation rather than through using formal enforcement action. It is an area with a relatively low number of severed breaches and a high number of conservation areas. It is anticipated that this trend will continue through 2012-13.

Ward	Received	Closed	Diff	PCN	EN	BCN
Alexandra	23	16	+7	1	0	0
Fortis Green	23	12	+11	0	0	0
Highgate	34	20	+14	4	3	1
Muswell Hill	23	9	+14	4	0	0
TOTAL	103	57	+46	9	3	1

Conclusions

- 10.45 In conclusion the years 2009-12 have seen an overall reduction in caseloads of well over 100 and a steady increase in the amount of formal enforcement action taken. However with a much reduced backlog and a drive to reduced caseload through improved provision of information both written and online say the caseload reduced from over 878 in 2009-10 to 718 in 2011-12 an 18% reduction.
- 10.46 After years of reduction in caseload numbers the increased focus on enforcement in general and on particular areas such as Noel Park White Hart Lane, Tottenham and West Green and Seven Sisters means that caseloads have risen rapidly some 25% up on last year. In addition, the formal enforcement action continue to increase through both better communication and increased focus with 64 notices already well on the way to eclipsing the 84 issued in 2011-12.
- 10.47 This differences are spelt out even more starkly when looked at Area Forum level and whilst prosecutions and appeals are not included in this report, these are some of the most time consuming aspects of planning enforcement work, both of which have also seen increases in activity.
- 10.48 However by breaking things down to an Area Forum level it is hopes that this will assists in giving amore detailed understanding of the planning enforcement issues at both the local and borough wide level and the likely trends for the future.