




**Haringey Council**

<b>Report for:</b>	<b>Regulatory Committee 22 October 2013</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Development Management and Building Control Work Report including Development Management Improvement Plan Progress</b>		
<b>Report Authorised by:</b>	 <b>Ransford Stewart</b> Interim Assistant Director of Planning Service		
<b>Lead Officer:</b>	<b>Ahmet Altinsoy – Development Management Support Team Leader</b> 020 8489 5114 <a href="mailto:Ahmet.Altinsoy@haringey.gov.uk">Ahmet.Altinsoy@haringey.gov.uk</a>		
<b>Ward(s) affected:</b>  All	<b>Report for Key/Non Key Decisions:</b>		

### 1. Describe the issue under consideration

1.1 To advise the Regulatory Committee of performance statistics on Development Management and Building Control and to update on progress with the implementation of the Development Management Improvement Plan

### 2. Recommendations

2.1 That the report be noted

### 3. Background information

3.1 The report summarises the decisions taken within set time targets by Development Management and Building Control since the Regulatory Committee meeting on 23 May 2013.

3.2 On 6 June 2013 the government announced the final criteria to introduce special measures for poor performing development management services with initial designations due in October 2013. All applications received after 1 October 2013 are subject to a planning guarantee whereby all applications should be determined within 26 weeks or the applicant fee would be refunded. The criteria for the designation of



under performing local planning authorities are based on two different aspects of performance: the speed with which applications for major development are dealt with; and the extent to which such decisions are overturned at appeal (as an indicator of the quality of decisions). Local authorities are assessed against these two aspects independently and so could be designated on the basis of either aspect or both. An announcement of those caught under the first criteria was made on 27 September 2013. Only three authorities: Worthing, Blaby and Halton are likely to be designated under this criteria. Data is due to be published shortly on the second criteria. In addition to the information usually reported to Regulatory Committee this report includes tables which consider these aspects of performance.

3.3 During 2012/13 a review of the development management service had been undertaken. The review was reported to Regulatory Committee on 23 May 2013 and revealed several areas of concern. Immediate steps had been put in place to ensure time targets were met for June 2013 in order to minimise the risk of designation. Since then a Project Board has been established to oversee the Improvement Plan with a part time Project Manager and the equivalent of 1 full time project officer in post to address longer term improvements in procedure, performance management, leadership and customer service. The project is being monitored by the Corporate Delivery Unit. All members were invited to a workshop to feed in their issues on 15 October 2013. The Head of Development Management will be giving a presentation on the project to Regulatory Committee.

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

4.1 Planning staff and application case files are located at 6<sup>th</sup> floor, River Park House, Wood Green, London N22 8HQ. Applications can be inspected at those offices between 9.00am – 5.00pm, Monday to Friday. Case officers will not be available without an appointment. Application case files are available to view, print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

4.2 The Development Management and Building Control Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.



Regulatory Committee 22 October 2013  
DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

**Year Performance (April – September) 2013/14**

In the financial year 2013/14, April - September, there have been 1020 planning applications determined, with performance in each category as follows -

50% of major applications were determined within 13 weeks (3 out of 6)

73% of minor applications were determined within 8 weeks (129 out of 176 cases)

81% of other applications were determined within 8 weeks (675 out of 838 cases)

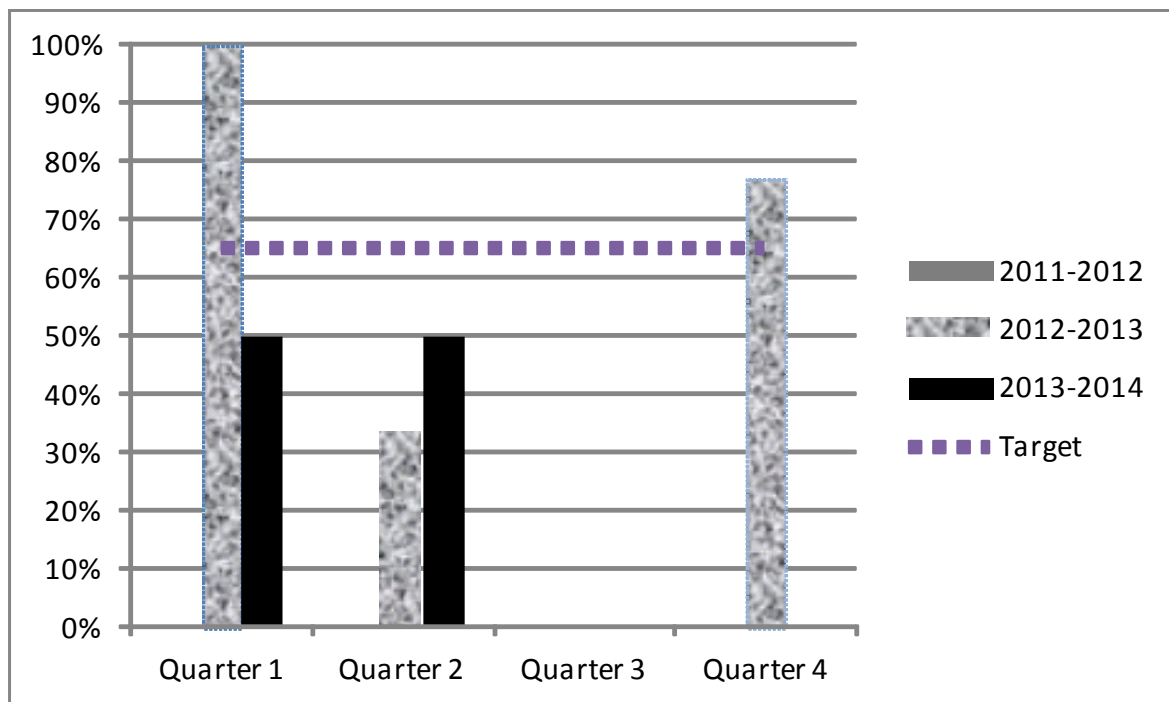
**Major Applications**

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

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

2013/2014 (end of September): 50% of major applications were determined within 13 weeks (3 out of 6)

**Percentage of Major Planning Applications Determined On Time**





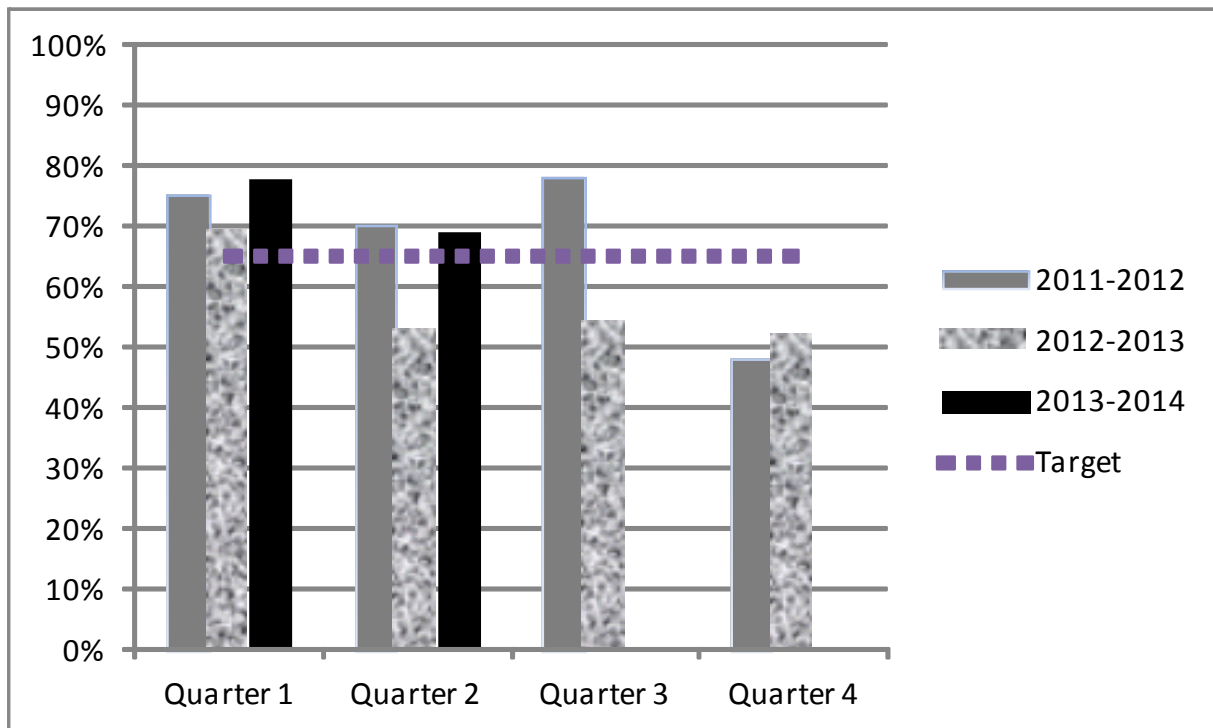
### **Minor Applications**

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

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

2013/2014 (end of September): 73% of minor applications were determined within 8 weeks (129 out of 178 cases)

**Percentage of Minor Planning Applications Determined On Time**





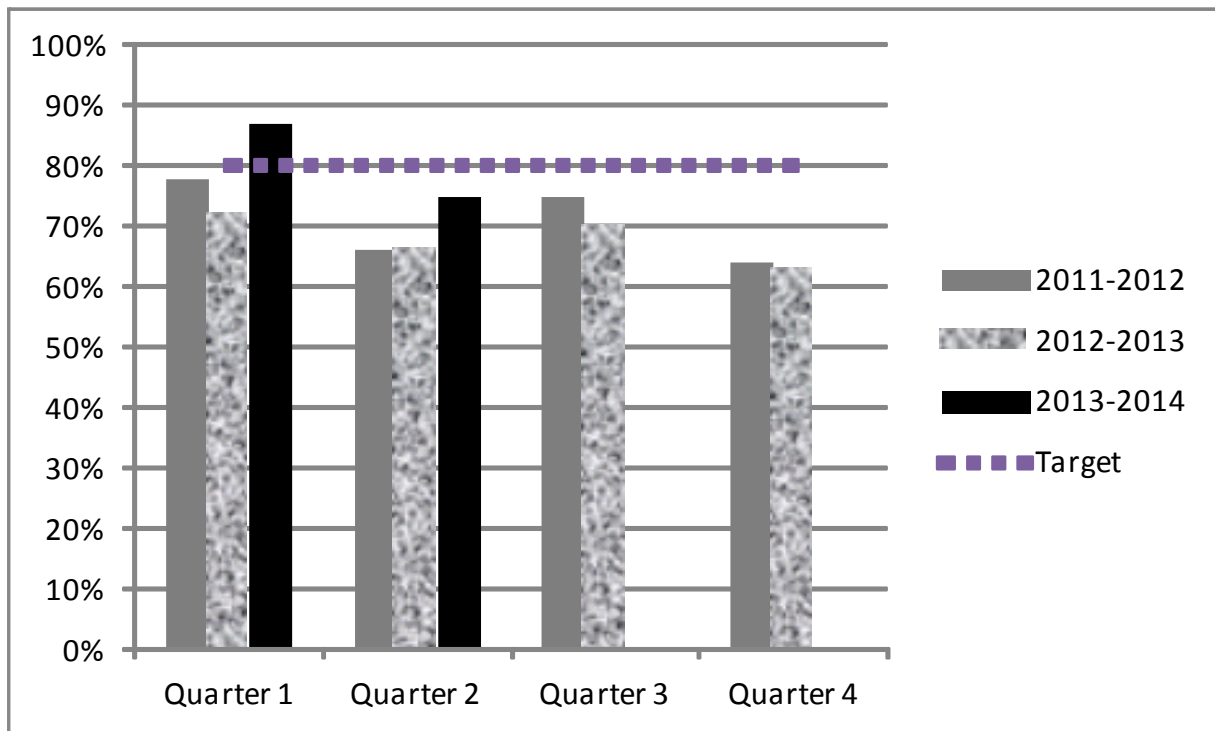
**Other applications 2012/13**

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

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

2013/2014 (end of September): 81% of minor applications were determined within 8 weeks (675 out of 838 cases)

**Percentage of Other Planning Applications Determined On Time**





**Haringey Council**

## **Appendix I**

### **Explanation of categories**

The NI 157 indicator covers planning applications included in the DCLG PS1/2 statutory return.

It *excludes* the following types of applications - TPO's, Telecommunications, Reserve Matters and Observations.

The definition for each of the category of applications is as follows:

Major applications -

For dwellings, where the number of dwellings to be constructed is 10 or more  
For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.

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

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

Minor applications -

Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.

Other applications -

All other applications, *excluding* TPO's, Telecommunications, Reserve Matters and Observations.



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

**LOCAL INDICATOR (FORMERLY BV204) - APPEALS AGAINST REFUSAL OF PLANNING PERMISSION**

**Year Performance (April-September) 2013/14**

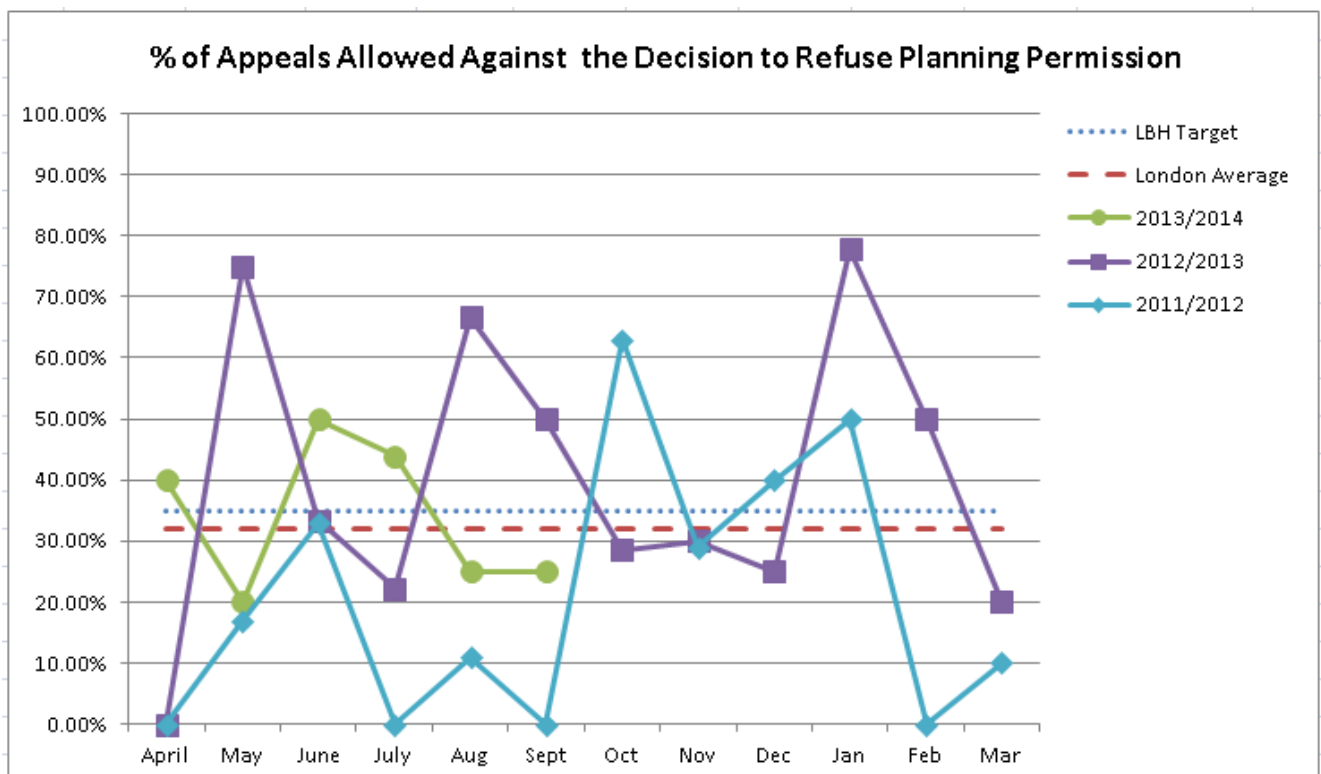
In the financial year 2013/14, April – September, there were 39 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows:

33% of appeals allowed on refusals (13 out of 39 cases)  
67% of appeals dismissed on refusals (26 out of 39 cases)

Performance in the previous financial years are as follows:

2011/2012: 22% of appeals allowed on refusals (21 out of 85 cases)  
78% of appeals dismissed on refusals (64 out of 85 cases)

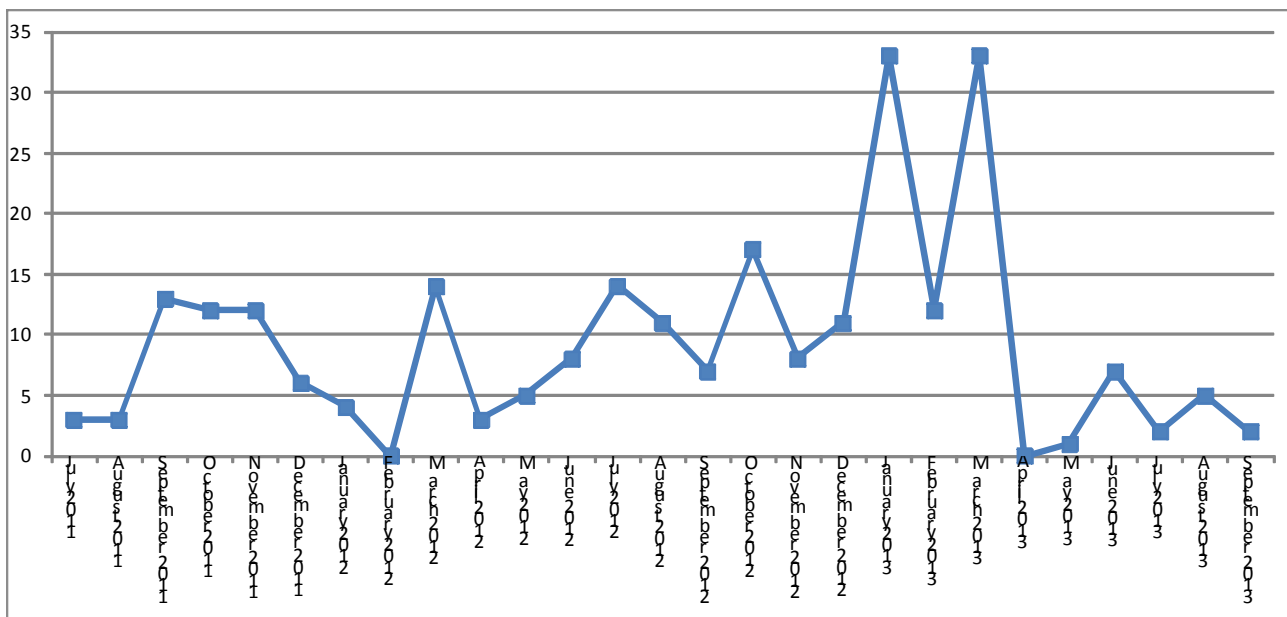
2012/2013: 39% of appeals allowed on refusals (38 out of 98 cases)  
61% of appeals dismissed on refusals (60 out of 98 cases)





From 1 October 2013 all applications submitted are subject to a planning guarantee whereby if an application takes longer to process than 26 weeks (other than those subject to a Planning Performance Agreement or an agreed extension of time) the applicant can request the fee to be refunded. Accordingly the service has started to monitor against this criterion. The table below shows a reduction in the number of applications currently determined over 26 weeks. Monitoring arrangements are being put in place at 20 weeks to ensure that all applications meet this criterion.

### 26 Week Guarantee – by percentage



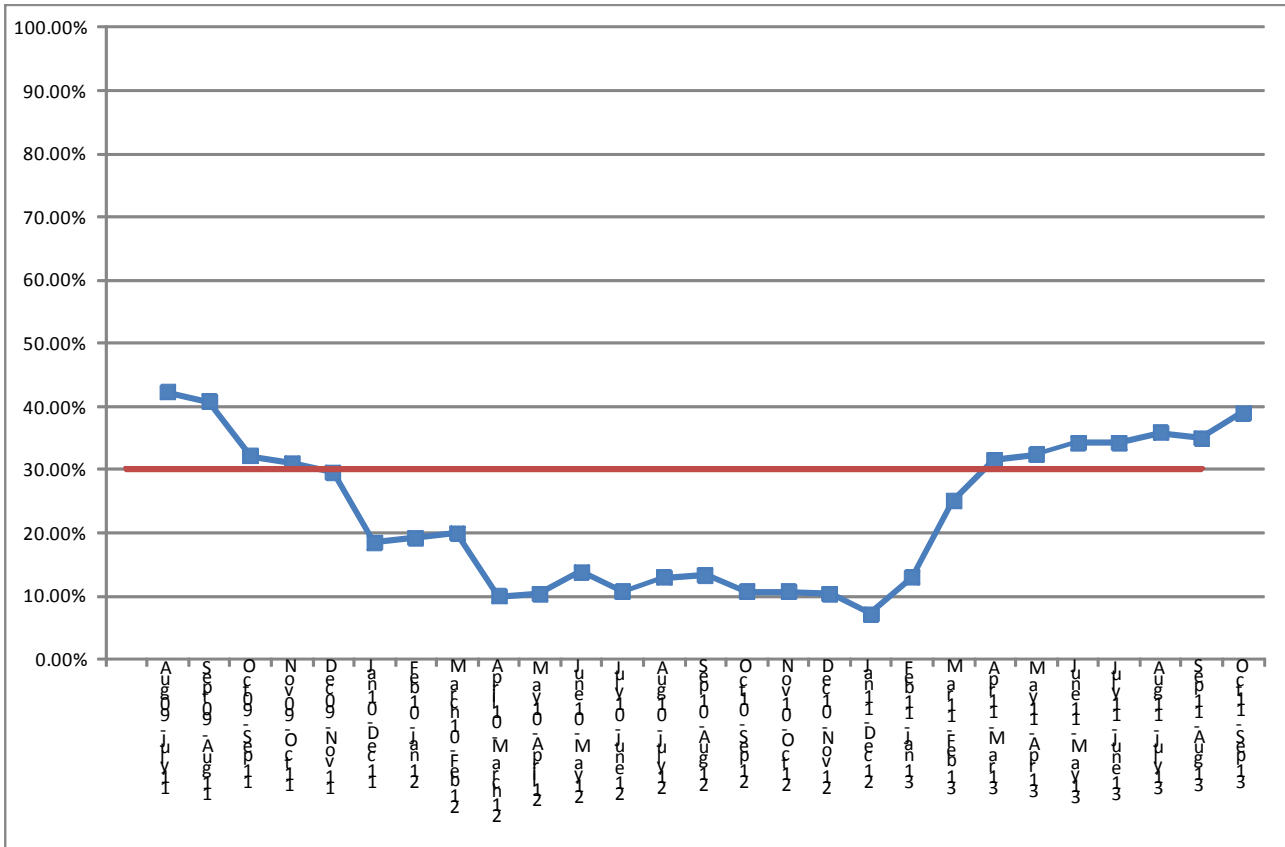
The designation of under-performing local planning authorities is based on two criteria:

**Speed of decisions** – the measure to be used is the average percentage of decisions on applications for major development made within the statutory determination period or such extended period as has been agreed in writing with the applicant (either a Planning Performance Agreement or an extension of time). The initial threshold for designation in October 2013 has been set at 30% or fewer for the first designation and the assessment period is the two years up to and including the most recent quarter i.e the two year period ending on 30 June 2013. The Council's performance for this period was published by DCLG on 27 September 2013 and showed a percentage of 34.2%. As a result the Council will not be designated based on this criteria. It is anticipated that the threshold will be raised next year. The performance on a rolling two year basis is shown on the next page.





**Major Planning Decisions Made in Less than 13 weeks or in accordance with a PPA or extension of time limit**

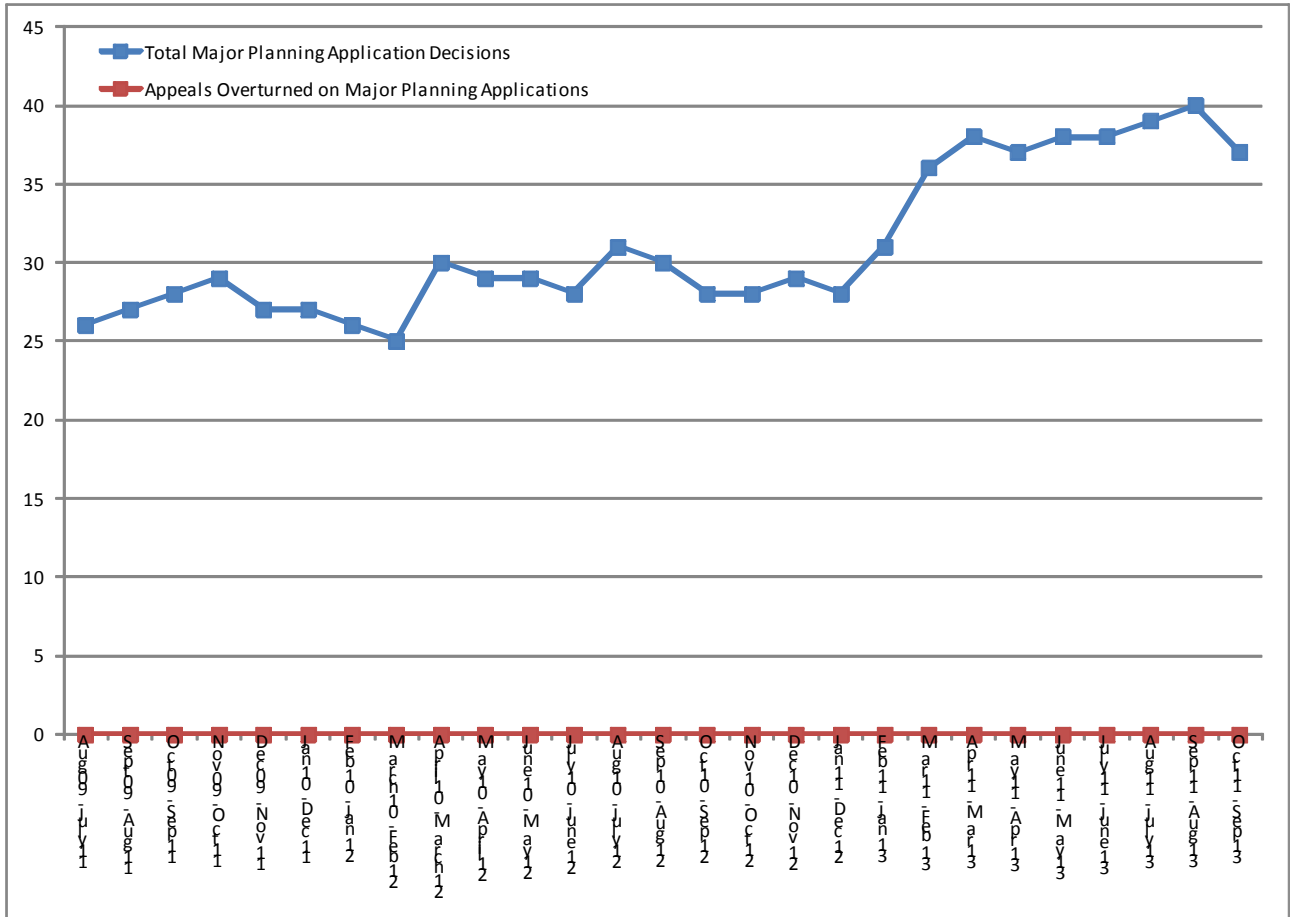


**Quality of decisions** – the measure to be used is the average percentage of decisions on applications for major development that have been overturned at appeal once nine months have elapsed following the end of the assessment period. The threshold for initial designation is 20%. For the first designations in October 2013 a two year assessment period ending on 31 December 2012 will be used. The nine months is to enable the majority of decisions on planning applications made during the assessment period to be followed through to subsequent appeals that may be lodged and for the outcome of those appeals to be known.

The **table** on the next page monitors this indicator and shows that the Council is currently at 0% and therefore well below this target.



Average percentage of decisions on major applications overturned at appeal (two year rolling period)



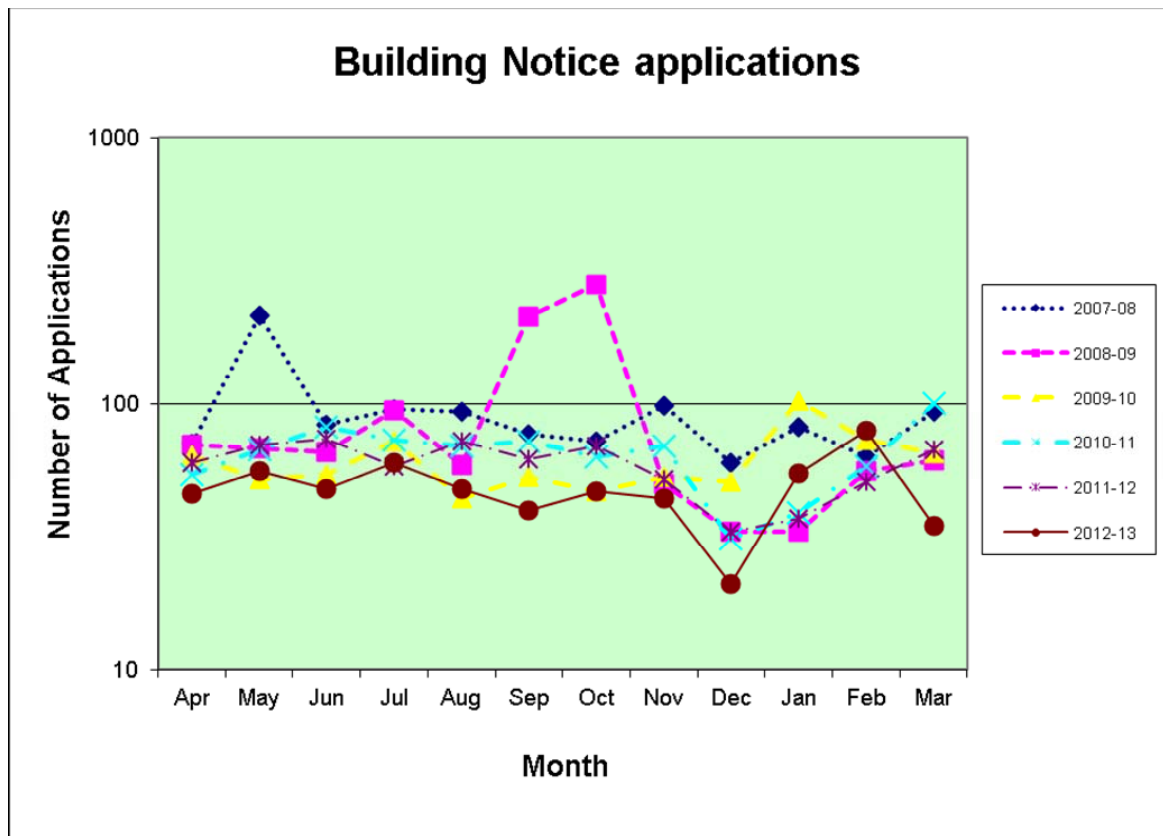
## Building Control Performance Statistics

### April - August 2013 Performance

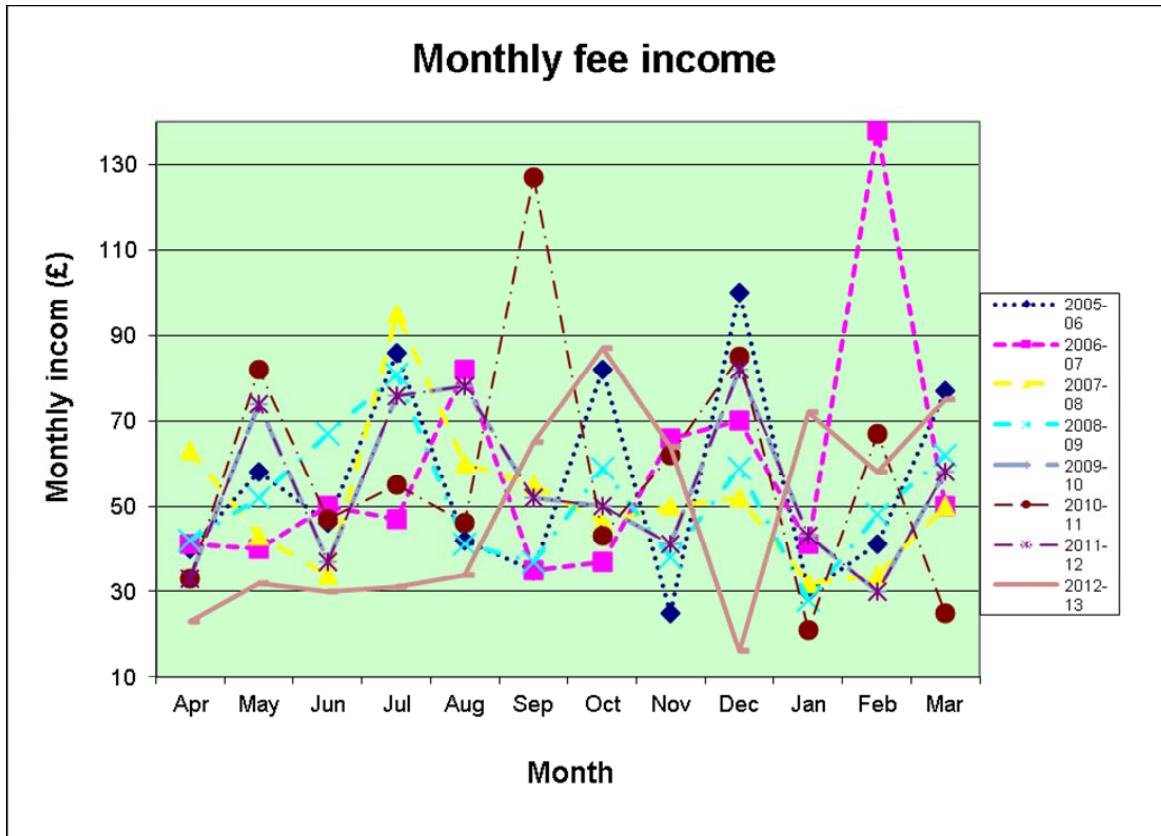
In April to August 2013 Building Control received 795 applications which were broken down as follows:-

- 174 Full Plans applications;
- 275 Building Notice applications;
- 316 Initial Notices and
- 30 Regularisation applications.

The trend for the number of Full Plan applications received in 2013-14 and for the previous six years is shown on the following graph:



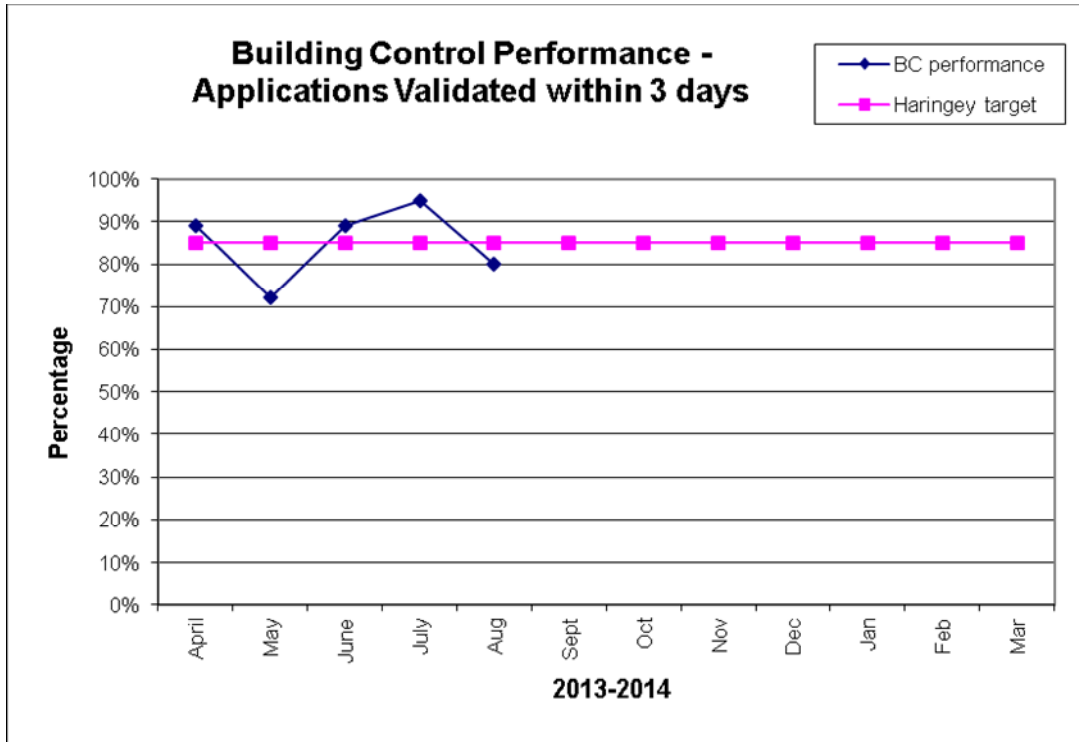
The trend for the number of Building Notice applications received in 2013-14 and for the previous eight years is shown on the following graph:



Performance on applications received in April to August was as follows:

- April: 89% of applications were validated within 3 days (against a target of 85%)
- May: 72% of applications were validated within 3 days (against a target of 85%)
- June: 89% of applications were validated within 3 days (against a target of 85%)
- July: 95% of applications were validated within 3 days (against a target of 85%)
- August: 80% of applications were validated within 3 days (against a target of 85%)

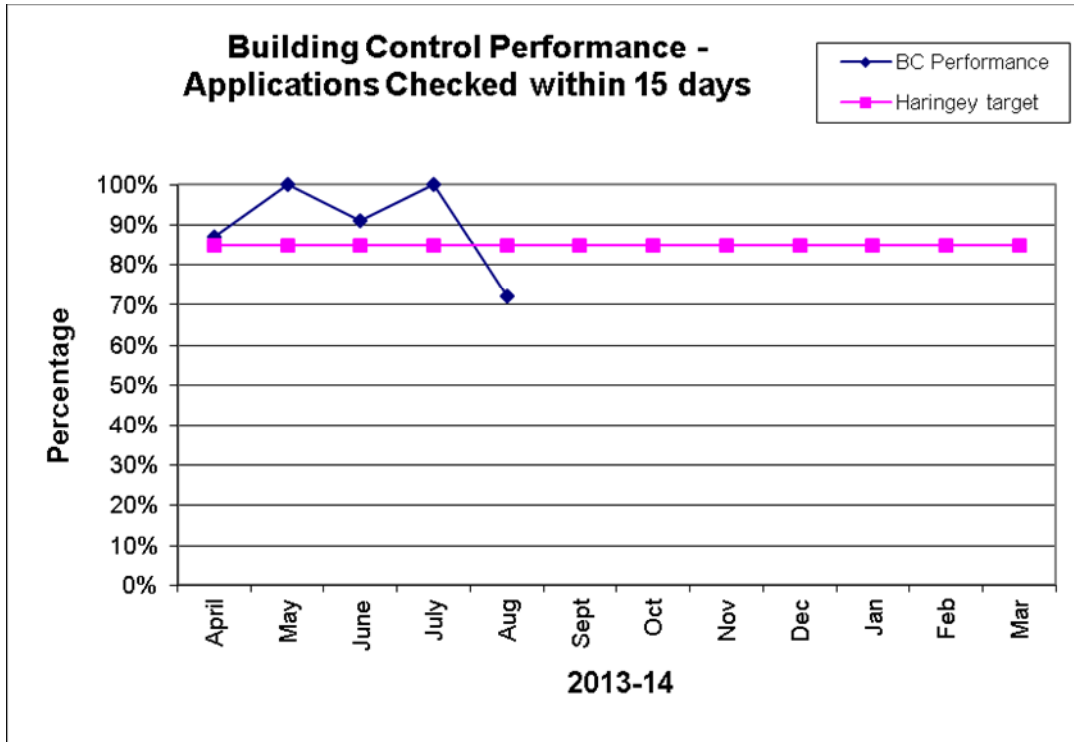
The monthly performance is shown in the following graph:



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

- April: 87% were fully checked within 15 days (against a target of 85%)
- May: 100% were fully checked within 15 days (against a target of 85%)
- June: 91% were fully checked within 15 days (against a target of 85%)
- July: 100% were fully checked within 15 days (against a target of 85%)
- August: 72% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



Within the same period, Building Control also received:

Notification of 91 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in April to August 2013, there were 282 commencements and 2786 site inspections were undertaken to ensure compliance with the Regulations.

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

April: 6.8 (against a target of 5)

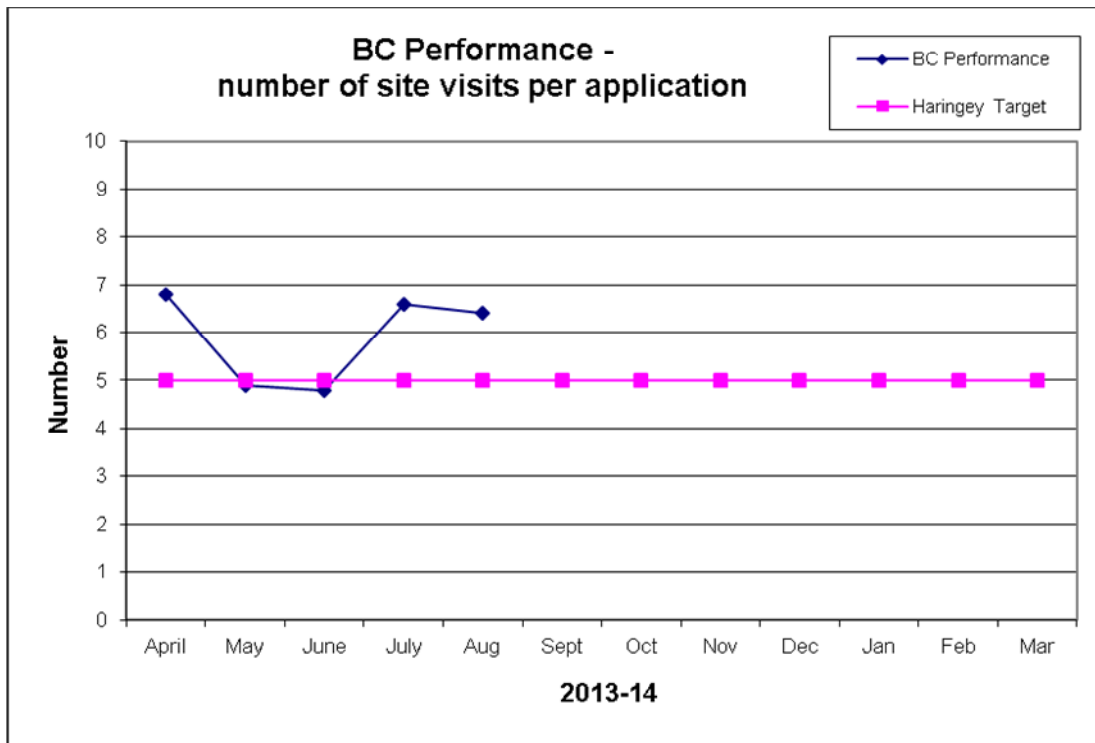
May: 4.9 (against a target of 5)

June: 4.8 (against a target of 5)

July: 6.6 (against a target of 5)

August: 6.4 (against a target of 5)

The monthly figures are shown in the following graph:



For an explanation of the categories see Appendix A

## Appendix A

### Explanation of categories

Full Plans applications –	Applications for all types of work, where the applicant submits fully annotated drawings and details that are required to be fully checked by Building Control. When these are checked in the majority of cases a letter is sent to the applicant or their agents requesting clarification and/or changes to be made to the application in order to achieve compliance;
Building Notice -	Applications for residential work only, where the applicant only has to submit the Notice and basic details, most of the compliance checks are carried out through site inspections;
Regularisation application -	Where works are carried out without an application having been made the owner may be prosecuted. However to facilitate people who wish to have work approved, in 1999 Building Control introduced a new process called Regularisation. A regularisation application is a retrospective application relating to previously unauthorised works i.e. works carried out without Building Regulations consent, started on or after the 11 November 1985. The purpose of the process is to regularise the unauthorised works and obtain a certificate of regularisation. Depending on the circumstances, exposure, removal and/or rectification of works may be necessary to establish compliance with the Building Regulations;
Validation -	All applications that are received have to be validated to ensure that the application is complete and ready to be formally checked;
Site Inspections -	Inspections carried out by Building Control to ensure compliance with the Building Regulations and/or in the case of Dangerous Structures, inspections in order to determine the condition of the structure being reported as dangerous.



Dangerous Structures -

Building Control are responsible for checking all notified dangerous structures on behalf of the Council within 2 hours of notification, 24 hours a day 365 days a year;

Contraventions -

Contraventions are reports of works being carried out where no current Building Control application exists.