



Report for:	Regulatory Committee 3 March 2014	Item Number:	
--------------------	--	-------------------------	--

Title:	Development Management and Building Control Work Report
---------------	--

Report Authorised by:	Stephen Kelly
----------------------------------	----------------------

Lead Officer:	Emma Williamson
----------------------	------------------------

Ward(s) affected: All	Report for Key/Non Key Decisions:
-------------------------------------	--

1. Describe the issue under consideration

- 1.1 To advise the Regulatory Committee of performance 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 performance of the Development Management and Building Control Service since the report to the Regulatory Committee meeting on 22 October 2013. At that meeting the Committee emphasised the importance of retaining a focus on the quality of decisions made by the service, particularly those made under delegated authority, and ensuring procedures to monitor this were in place. The Committee also requested, if feasible, that future reports include more detail on the specific improvements made within the service underpinning the progress made in raising performance to provide a more complete picture in conjunction with the performance data provided. The Committee discussed how the format of future performance reports could be improved. Members agreed that



a focus on data covering the quality of service provided and outcomes would be beneficial as well as providing 'good news stories' or anecdotes to help Members get a feel for the perception of the service. Following a request from Members, it was also agreed that statistical neighbour comparison data would be included in future performance reports. This report aims to start developing a more qualitative approach to reporting to Members on performance.

- 3.2 The Committee asked officers to consider how Members could be kept up to date with the progress of major applications. To this end information is provided in this report on the major planning applications in the pipeline. We are also developing proposals so that there is increased member engagement at the pre-application stage and officers are looking at the way in which Croydon and Hackney are involving the planning committee at this stage.

4. Progress on the Development Management Improvement Project

- 4.1 A major part of the improvement project has been a detailed review of all the processes and procedures for dealing with planning proposals – from pre-application through the receipt and registration of planning applications, consultation and determination of applications, the discharge of conditions and appeals. Good progress has been made on these and an internal staff resource manual has been developed to ensure consistency of approach in dealing with different types of applications. This is still work to do with a number of changes being made to the ICT system through an upgrade planned for March 2014. The next phase will see a review of committee processes and procedures including a review of the planning protocol which will cover arrangements for committee (including public speaking arrangements) and member involvement at pre-application stage. We will also be looking at the priorities set out in the Council's adopted enforcement policy together with the interpretation of what is expedient with a view to updating the current policy.
- 4.2 The project has also supported the Scrutiny Panel review of community engagement and the Statement of Community Engagement with input to the Panel meetings on 31 January and 18 February 2014. The review of the Design Panel has been commenced and a task group has been set up to undertake the task. Two internal audits: looking at planning procedures and a review of the way certificate of lawfulness applications are handled have been programmed for February/March 2014.
- 4.3 Proposals for benchmarking the performance indicators used by the Council above and beyond those collected nationally are to be taken forward through a Planning Advisory Service 'Performance4 Quality' pilot project which is seeking to develop their recent work with CIPFA to look at measuring performance. The objective of the framework is to provide a better and more useful alternative to targets, with the customer at the heart of things. It looks at performance in a neat package containing 3 things:



1. Are we easy to do business with?

Quarterly performance measures looking differently at speed and process using planning applications data.

2. What do customers say about us? Better quality and on-going customer feedback and extending to members and staff.

3. Do we help get quality developments built? A longer-term look at development quality and the impact of the planning process throughout the development life-cycle

- 4.4 This first part of this project has involved the collection of a standardised set of data which has recently been submitted. The next step will be preliminary findings shared with the authorities taking part and discussions to further develop the potential for benchmarking in February/March 2014. PAS have advised that 15 London authorities have signed up to take part. Whilst this will not initially address all the indicators we may wish to use to monitor the service it will enable benchmarking to take place beyond the national indicators. As one of the pilot authorities we will have an opportunity to feed into the group those indicators we want to include for benchmarking.

5. Current Performance

- 5.1 The information set out below is the first step in providing the Committee with a more holistic view of the performance of the service.

Staffing/Workload

- 5.2 Following a review of the resources for the Development Management and Planning Enforcement Service, additional resources were agreed for 2012/13 and a growth bid for 2013/14 has been agreed in order to ensure that the programme and pace of change is sustainable. There are currently 12 Planning officers, 2 Team Leaders (East/West) and 1 major Team Leader in post providing this service. (In addition the enforcement team has 1 enforcement team leader and 3 enforcement officers). The rationale for the number of officers considered necessary is based on a commonly used metric in development management that suggests each case officer should be expected to have a caseload on average of 150 cases per year. This benchmark comes from work undertaken by the then ODPM and is calculated on the basis of the applications recorded in the quarterly returns to Government. The volume of applications not included in these returns has increased with the introduction of the prior approval/notification regimes and does not include applications such as tree applications and the discharge of conditions. It should also be remembered that the same officers provide a duty planning service, pre-application advice and handle appeals.



Haringey Council

- 5.3 The average number of major, minor and other applications determined by Haringey over the last 3 years is around 1,800. This would equate to the need for 12 planning case officers and does not take account of applications not included in this category. These include works to trees, prior approval applications and the discharge of conditions which averaged 354 applications for 20011/12 and 2012/13. This has increased in 2013/14 - up until 14 February 2014, 439 such applications had been received. The increase is due to the increase in applications dealt with under the prior approval procedure such as larger household extensions.

Major applications in the pipeline

- 5.4 This financial year 14 decisions have been issued on major applications (up to 14 February 2014). Four of these have been refusals and 10 approvals. In addition six further applications have been to committee and have a resolution to grant consent but are awaiting signing of the section 106 agreement before a decision can be issued.
- 5.5 There are currently eight applications scheduled to go to committee in March and April 2014 (including Tottenham Hale Station, Image house (hotel in Tottenham Hale) and the section 73 application for Haringey Heartlands). It is envisaged that three of these are likely to have their section 106 agreements signed and decisions issued in the current financial year.

Pre-application enquiries

- 5.6 The formalised paid pre-application planning advice service has dealt with 86 requests for advice between 1 April 2013 and 14 February 2014. This includes detailed written confirmation of the advice given at the pre-application meeting. The cost of the pre-application planning service is set out on the Council's website with the fees ranging from £600 for a proposal of 1-9 units to a maximum of £4,150 for a major or strategic development proposal of 100 or more residential units or more than 10,00m² of non residential floorspace.
- 5.7 So far this financial year there have been 17 pre-application meetings on major schemes and in addition six additional sites have been the subject of a series of meetings through the Planning Performance Agreement process. All major applications approved so far this year had been informed by pre application advice. Two applications which had been the subject of pre-application advice were refused. In these cases the applicant did not follow the Council's advice. On one of these sites the applicant revised the application and resubmitted it and it now has a resolution to grant consent from planning committee and is awaiting the section 106 agreement to be signed.

Planning applications

- 5.8 The workload number of planning applications submitted to the development management service remains high with 1862 applications received between 1 April



Haringey Council

2013 and 31 January 2014 – this represents an increase (of 14%) over a similar period last year when 1595 applications were received. Performance across all three corporate indicators which look at speed of decision making across major, minor and other applications have all improved and for the first time in many years the service will meet all three targets.

- 5.9 Performance for 2013/14 (up to end of January 2014) on major applications is now at 72.73% for the year (corporate target is 65%). In the period between 1 April 2013 and 31 January 2014, 297 minor applications have been determined and performance is at 77.78% (corporate target is 65%); 1365 'other' applications have been determined with 83% being determined within the 8 week target (corporate target is 80%).
- 5.10 The latest national statistics on planning applications released on 19 December 2013 for the year ending September 2013 showed that overall authorities decided 62% of major applications in 13 weeks (compared with 56% in the previous year), decided 69% of minor applications and 83% of others in 8 weeks. Haringey's performance is therefore at or above the national average for all types of applications.
- 5.11 Attention is now being paid to the applications which are not part of the returns to DCLG (the PSO applications – these include trees, discharge of conditions, prior approval) to ensure that performance is monitored on these as well. The Government's Autumn statement 2013 also announced a number of further planning reforms including a proposal to address delays associated with the discharge of planning conditions. DCLG are to consult on proposals to legislate so that where a planning authority has failed to discharge a condition on time, it will be treated as approved, and will consult on using legislative measures to strengthen the requirement for planning authorities to justify conditions that must be discharged before any work can start.



Majors / Minors / Others: London Boroughs Comparison: Year Ending September 2013

Majors			
Ranking	Council	no. of apps decided	% in time
1	Camden	57	89
2	Barking and Dagenham	44	82
3	Newham	22	82
4	Waltham Forest*	34	79
5	Westminster	85	79
6	Kensington and Chelsea	40	78
7	Hillingdon	92	74
8	Havering	29	72
9	Hounslow	69	72
10	Southwark	69	72
11	Lewisham	20	70
12	City of London	48	69
13	Islington	30	67
14	Enfield	44	66
16	Harrow	38	66
16	Lambeth	52	63
17	Haringey	21	62
18	Wandsworth	58	62
19	Bromley	59	61
20	Ealing	55	60
21	Hackney	32	59
22	Bexley	26	58
23	Redbridge	26	58
24	Sutton	34	56
25	Greenwich	51	55
26	Croydon	57	53
27	Hammersmith and Fulham	37	51
28	Kingston upon Thames	24	50
29	Tower Hamlets	64	50
30	Richmond upon Thames	16	44
31	Brent	30	43
32	Merton	28	43
33	Barnet	64	42

Minors			
Ranking	Council	no. of apps decided	% in time
1	Hammersmith and Fulham	544	88
2	Greenwich	501	86
3	Newham	348	86
4	Ealing	731	85
5	Bexley	287	78
6	Harrow	402	78
7	Kensington and Chelsea	1,314	78
8	Hackney	690	77
9	Lewisham	696	77
10	Waltham Forest*	417	77
11	Brent	801	74
12	Lambeth	819	74
13	Hillingdon	444	73
14	Tower Hamlets	593	72
16	Islington	768	71
16	Westminster	2,880	71
17	City of London	164	70
18	Hounslow	394	70
19	Southwark	867	69
20	Camden	1,475	67
21	Enfield	486	67
22	Richmond upon Thames	903	67
23	Sutton	316	67
24	Wandsworth	1,332	67
25	Haringey	339	64
26	Croydon	1,211	62
27	Kingston upon Thames	343	61
28	Merton	272	60
29	Barking and Dagenham	123	57
30	Barnet	890	56
31	Bromley	611	48
32	Redbridge	426	45
33	Havering	340	42

Others			
Ranking	Council	no. of apps decided	% in time
1	Hammersmith and Fulham	2,139	94
2	Hillingdon	1,895	93
3	Bexley	1,230	92
4	Ealing	2,120	92
5	Newham	886	92
6	Greenwich	1,101	89
7	Sutton	1,009	89
8	Waltham Forest*	940	89
9	Lambeth	1,674	88
10	Kingston upon Thames	1,439	87
11	Enfield	1,570	86
12	Hounslow	1,958	84
13	Brent	1,699	83
14	Harrow	1,629	83
16	Hackney	1,071	82
16	Lewisham	891	82
17	Southwark	1,128	81
18	Wandsworth	2,322	80
19	Barnet	3,086	79
20	Kensington and Chelsea	2,722	79
21	Richmond upon Thames	2,764	79
22	Barking and Dagenham	446	78
23	Islington	1,240	78
24	Merton	1,566	76
25	Haringey	1,626	74
26	Camden	2,012	73
27	City of London	370	73
28	Croydon	1,619	73
29	Tower Hamlets	823	73
30	Westminster	4,629	71
31	Bromley	2,463	66
32	Redbridge	1,825	58
33	Havering	1,190	53

Approval rates

5.12 The approval rates are in line with the national average. The approval rates for householder applications for the period from 1 April 2013 – 31 January 2014 currently stands at 87% (723 applications). In this period the total number of householder applications determined was 830. The table below sets out a comparison of approval rates for the London boroughs across all applications.



Haringey Council

Ranking	Council	Total applications	Decisions	Total Granted	% Granted
1	City of London	613	582	570	99
2	Wandsworth	4,023	3,712	3,060	93
3	Hammersmith and Fulham	3,194	2,720	2,223	88
4	Bexley	1,570	1,543	1,219	87
5	Southwark	2,374	2,064	1,562	87
6	Westminster	8,848	7,594	6,446	87
7	Richmond upon Thames	4,077	3,683	2,531	86
8	Sutton	1,436	1,359	993	86
9	Camden	4,388	3,544	2,414	85
10	Barking and Dagenham	688	613	447	84
11	Havering	1,751	1,559	1,121	84
12	Tower Hamlets	1,567	1,480	1,125	84
13	Merton	2,181	1,866	1,151	82
14	Redbridge	2,456	2,277	1,440	82
15	Barnet	4,159	4,040	2,572	81
16	Brent	2,819	2,530	1,616	81
17	Ealing	4,737	2,906	1,782	80
18	Hackney	2,303	1,793	1,233	80
19	Kingston upon Thames	1,897	1,806	1,146	80
20	Lewisham	1,714	1,607	1,096	80
21	Enfield	2,212	2,100	1,375	79
22	Haringey	2,076	1,986	1,306	79
23	Croydon	3,105	2,887	1,948	78
24	Kensington and Chelsea	4,901	4,076	2,894	78
25	Greenwich	1,746	1,653	1,129	77
26	Lambeth	2,867	2,545	1,687	77
27	Hounslow	2,948	2,421	1,335	76
28	Islington	2,618	2,038	1,402	75
29	Harrow	2,262	2,069	1,213	74
30	Bromley	3,269	3,133	1,942	73
31	Waltham Forest*	1,745	1,391	720	72
32	Newham	1,402	1,256	667	70
33	Hillingdon	2,638	2,431	1,266	64

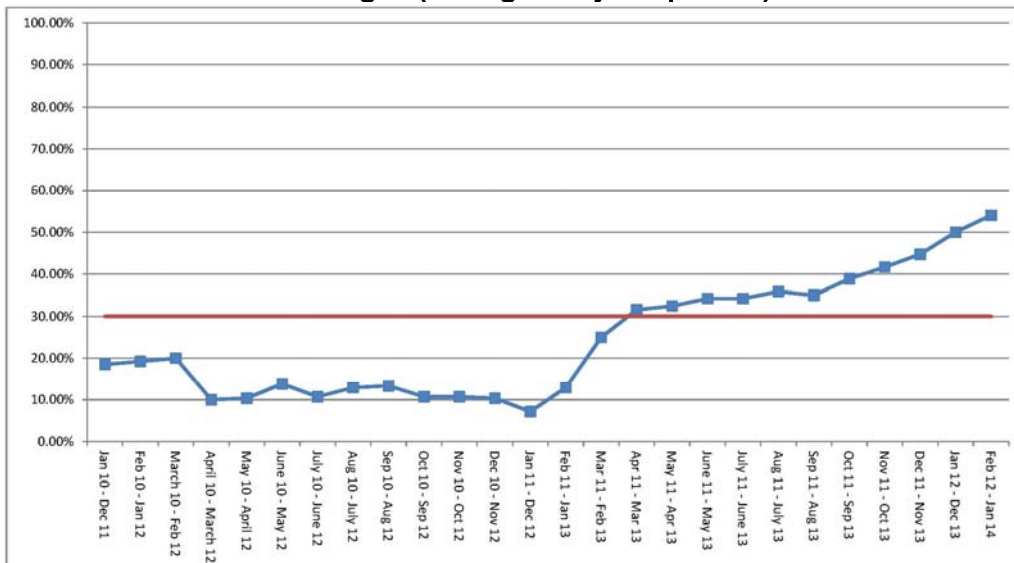


National monitoring on performance on processing planning applications

5.13 The provision to designate 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 was set at 30% or fewer for the first designation and the assessment period was 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%. More recent data (not yet published by DCLG) shows current performance up to end of January 2014 as at 54%. The Government have indicated that they will be consulting on raising the threshold to 40% for designations in October 2014. The performance on a rolling two year basis is shown below.

Average percentage of decisions on applications for major development made within the target (rolling two year period)





**Major Planning Decisions Designation (24 month figure rolling back):
London Boroughs Comparison - 24 months to the end of September 2013**

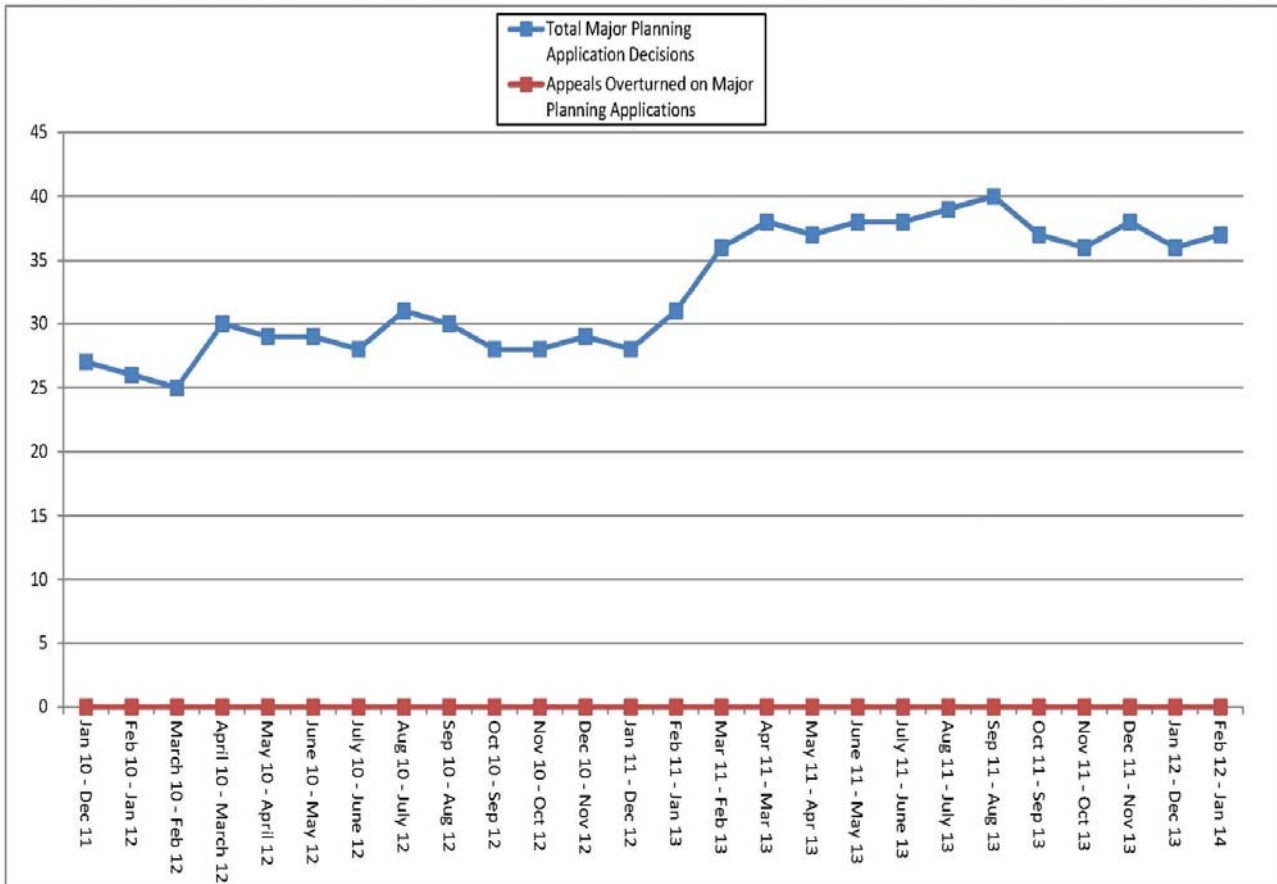
Ranking	Council	Total Major Decisions	% in time
1	Camden	113	88.50%
2	Waltham Forest	65	75.38%
3	Westminster	181	74.03%
4	Newham	50	74.00%
5	Barking and Dagenham	58	65.52%
6	Southwark	153	64.05%
7	Wandsworth	131	62.60%
8	Harrow	74	62.16%
9	Bexley	50	62.00%
10	City of London	97	60.82%
11	Hillingdon	170	57.65%
12	Kensington and Chelsea	65	56.92%
13	Ealing	104	56.73%
14	Sutton	60	55.00%
15	Bromley	132	53.79%
16	Hackney	94	53.19%
17	Havering	75	52.00%
18	Merton	76	51.32%
19	Enfield	72	48.61%
20	Greenwich	103	48.54%
21	Hounslow	134	48.51%
22	Redbridge	65	47.69%
23	Brent	80	47.50%
24	Croydon	92	46.74%
25	Islington	82	46.34%
26	Kingston upon Thames	39	43.59%
27	Richmond upon Thames	26	42.31%
28	Lewisham	49	40.82%
29	Haringey	37	40.54%
30	Hammersmith and Fulham	53	39.62%
31	Tower Hamlets	162	37.65%
32	Lambeth	121	36.36%
33	Barnet	107	31.78%

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 was 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** below monitors this indicator and shows that up to the end of December 2013 the Council is currently at 0% and therefore well below this target.



Haringey Council

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



**Major Planning Decisions against Major Planning Appeals Designation:
London Boroughs Comparison - January 2011 - December 2012**

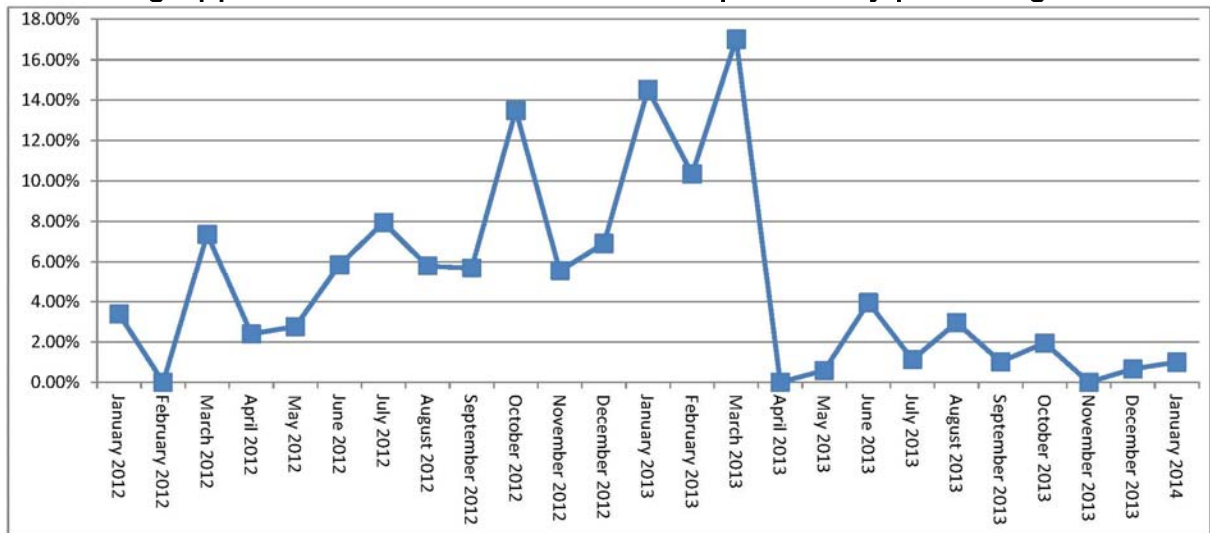
Ranking	Council	Total Major Decisions	Total Major Appeals	Total Majors Overturned at Appeal	% in time
1	Westminster	178	2	0	0%
2	City of London	85	0	0	0%
3	Waltham Forest	73	6	0	0%
4	Hammersmith and Fulham	58	5	0	0%
5	Enfield	57	3	0	0%
6	Bexley	48	1	0	0%
7	Kensington and Chelsea	46	5	0	0%
8	Haringey	28	1	0	0%
9	Bromley	146	7	2	1%
10	Harrow	80	4	1	1%
11	Southwark	183	9	3	2%
12	Tower Hamlets	179	9	4	2%
13	Wandsworth	122	3	2	2%
14	Greenwich	111	5	2	2%
15	Hounslow	99	9	2	2%
16	Brent	94	6	2	2%
17	Newham	46	7	1	2%
18	Lambeth	130	11	4	3%
19	Ealing	116	7	3	3%
20	Barnet	104	6	3	3%
21	Hackney	102	8	3	3%
22	Havering	70	7	2	3%
23	Hillingdon	136	8	6	4%
24	Islington	92	14	4	4%
25	Merton	79	9	3	4%
26	Lewisham	50	4	2	4%
27	Camden	96	7	6	6%
28	Barking and Dagenham	30	4	2	6%
29	Croydon	91	18	6	7%
30	Redbridge	61	5	4	7%
31	Sutton	57	6	4	7%
32	Kingston upon Thames	30	3	2	7%
33	Richmond upon Thames	29	7	3	10%



Planning guarantee

5.14 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 have been put in place at 20 weeks to ensure that all applications meet this criterion.

Planning Applications Decided over 26 week period - by percentage



5.15 In addition the service monitors performance at different stages of the process including the time taken to register planning applications (the service standard is that all applications should be validated within 5 working days of receipt) and will be looking to measure the percentage of planning applications initially rejected as invalid. Historically this has been high because the service has not been able to receive planning fee payments on line. We are aiming to reduce this as much as possible to ensure there is a minimum of wasted work. We have also started to measure the percentage of approval of details applications discharged within 8 weeks to their receipt.

Development Management Forum

5.16 The Council has a well established mechanism of using Development Management Forum meetings to involve the community in the planning application process. These sessions enable the discussion of large scale or contentious planning applications and provide an opportunity for local residents to raise issues of concern about the particular application prior to its consideration at Planning Committee. Between 1 April 2013 and 14 February 2014 there have been 12 Development



Haringey Council

Management Forums relating to 9 different schemes (3 schemes had two meetings). Details of forthcoming forums are available on the Council's website. As part of the aspiration to engage community interests earlier in the planning process (alongside Councillors), the service is currently reviewing this part of the development process to establish whether further improvements can be made which will improve engagement and participation of communities in the planning process.

Design Review Panel

5.17 The National Planning Policy Framework (March 2012) attaches great importance to the design of the built environment and encourages local planning authorities to have local design review arrangements in place to provide assessment and support to ensure high standards of design with early engagement producing the greatest benefits. Haringey has had a design panel in operation since 2005 (one of 12 London Boroughs to have put such a panel in place). Since the 1 April 2013 until the end of January 2014, there have been 8 meetings of the Design Review Panel and the Panel has reviewed 13 different developments (one twice), all but two of which were at the pre-application stage. The design review panel, alongside in house design and conservation advice is seen as a key part of the Council's armoury to improve design quality across the Borough. To reinforce this objective, the service is currently in discussion with the GLA about measures which might provide additional resource and expertise, alongside advocacy for quality design in the Borough through external design support.

Committee cases

5.18 The Planning Sub Committee usually meets once a month to determine complex or contested applications. Between 1 April 2013 and 14 February 2014, there have been 13 meetings of the Planning Sub Committee (including 5 special meetings – these have been held in order to ensure that deadlines were met) and they have considered 29 items. The Service has benefitted from the support of members of the Committee to attend extra meetings to deal with complex or significant cases.



Haringey Council
Appeals

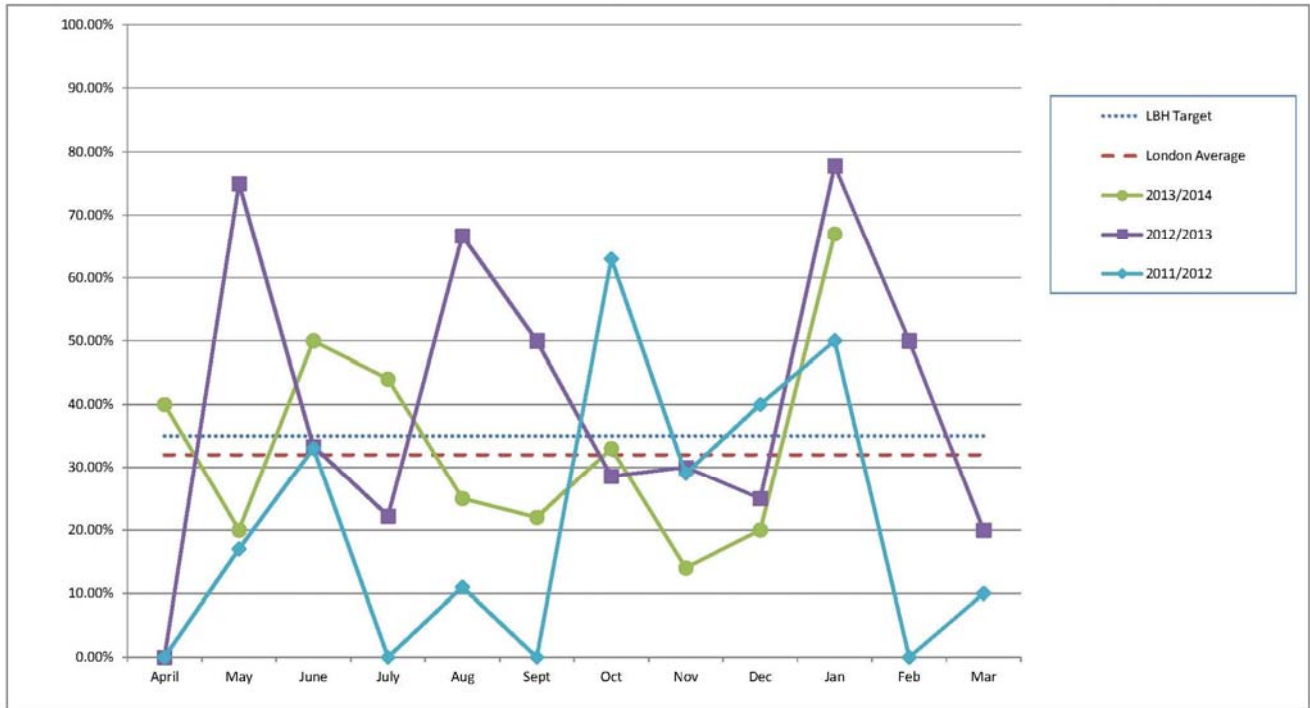
5.19 For the period between 1 April 2013 and 31 January 2014, 61 appeals against decisions by the Council were determined by the Planning Inspectorate. Of these 19 were allowed (31%) and 42 dismissed (69%). This compares favourably with the national average of 35% appeals allowed and the London average of 32% (see table below).

An analysis of the decisions on the appeals allowed has revealed the following issues:

- The Inspectorate is giving considerable weight to the National Planning Policy Framework (March 2012) and its 'presumption in favour of sustainable development'.
- The importance of providing evidence to support a reason for refusal. The appeal at 385 Archway Road noted that no evidence of formal noise nuisance complaints or studies indicating unacceptable noise levels had been submitted and therefore this reason was given little weight
- The Inspector did not uphold a reason for refusal at 143 Northumberland Park for the increase in hostel accommodation as there was insufficient evidence to demonstrate the pressure on local services
- A need to review/rationalise the Council's Supplementary Planning Documents ahead of the DMDPD. For example the Housing SPD 2008 contains standards such as residential unit sizes which have been superseded by standards set out in the London Plan (2011). This has caused problems and given rise to recent approvals at appeal e.g. 6 Wordsworth Parade. Another recently issued decision on Burlington House, Burlington Road, N17 issued on 18 February 2014 for conversion to self contained flats was allowed. In the decision letter, the Inspector took the view that since the Local Plan post dates the London Plan this reaffirms the Council's commitment to the standards set out in the 2008 SPD and therefore accepted floorspace standards which met the standards set out in the SPD rather than the higher standard in the London Plan.
- A need to review the use of thresholds such as those set out in Saved Policy HSG11 of the UDP which states that permission will not be granted for conversions in streets where conversions and /or HMO already equal 20% of the properties. A recent appeal decision for 117 Willingdon Road was allowed with the Inspector sighting the 'underlying aims of the policy which is to provide a mixture of housing types and a reference to SPG3a and SPD2 which identified a shortfall of 1 and 2 bedroom dwellings without conclusive technical evidence to support whether the Council is achieving this recommendation. The Inspector concluded that whilst the proposal would exceed the percentage threshold of Policy HSG11, it would be consistent with the underlying aims of the Policy in SPD2 to provide a mixture of housing types.



% of Planning Appeals Allowed Against the Decision to Refuse Planning Permission: Individual Monthly Performance



**APPEALS ALLOWED – Comparison across LONDON
From 2011/12, 2012/13 and 2013/14 year to date**

LPA	2011/12	2012/13	2013/14 YTD
Brent	38%	30%	39%
Bromley	45%	39.7%	44%
Camden	31%	29%	31%
City of London	n/a	n/a	Negligible nos
Croydon	29.79%	27.44%	30.06%
Ealing	23.71%	41.03%	18.39%
Enfield	21%	30.77%	26.32%
Haringey	24%	39%	31.1%
H & F	28%	21.95%	31.34%
Havering	36%	23.5%	27%
Islington	35%	34.65%	40%
Lewisham	23.44%	20.25%	40.63%
Merton	27%	25%	21%
Newham	23%	20%	31%
Redbridge	28%	28%	36.8%
Richmond	31%	34%	36%
Southwark	39%	32%	28%
Waltham Forest	27%	33%	26%
Wandsworth	22%	40.45%	18%
Westminster	25.7%	34.5%	25.4%



Comments

Community Engagement

- 5.20 The service has participated and followed with interest the ongoing Environment and Housing Scrutiny Panel review of “community engagement with planning services.” Alongside the arrival of the new Assistant Director, the service is undertaking a review of its statutory and non statutory communications in an effort to reduce jargon and promote understanding of the purpose, and role of the LPA in the development process. The next quarter is expected to see a review of all “standard” letters and a review of the enforcement documentation as part of a drive to improve transparency and clarity. The AD Planning is also engaged in a programme of engagement with members and local amenity associations in an effort to increase understanding ahead of a refresh of the existing Service Improvement Plan in Q1 (April-June 2014).

Planning Policy

- 5.21 Appeal decisions and the feedback from community groups so far have highlighted the imperative to review the significant body of local planning policy in Haringey, some of which is of little practical value in planning appeals and contradicts more up to date planning policy (such as the Mayor of London’s Housing design Guidance). A revised LDS has been prepared for Cabinet in March 2014 which sets out a new programme of work on Local Plan Documents and rolls up all the planned action plans for Tottenham into a single document. Additional resources, required to ensure delivery of the plans on time, has been identified in the service budget for 2014/15. The work will include, as part of a drive to “simplify” and update a comprehensive review of all guidance and longstanding policy notes (some 42 in all) which have previously been used to address policy gaps within the Borough.



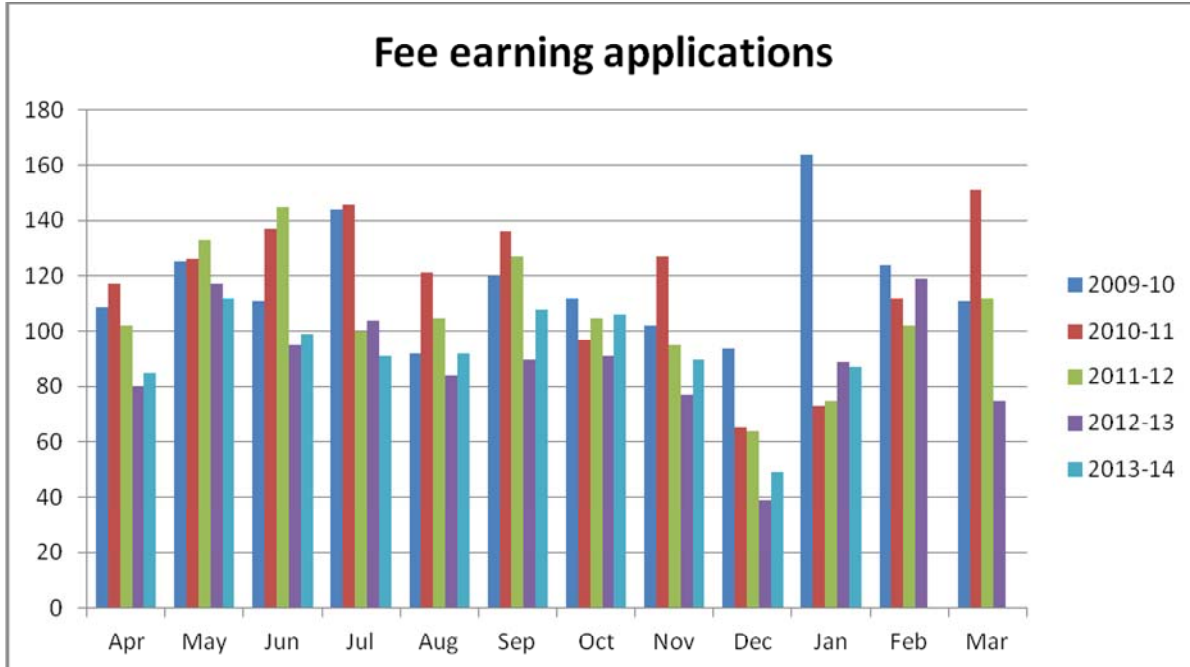
6.0 Building Control

6.1 April - December 2013 Performance

6.2 From April to December 2013 Building Control received 1399 applications (1213 in corresponding period last year) which were broken down as follows:-

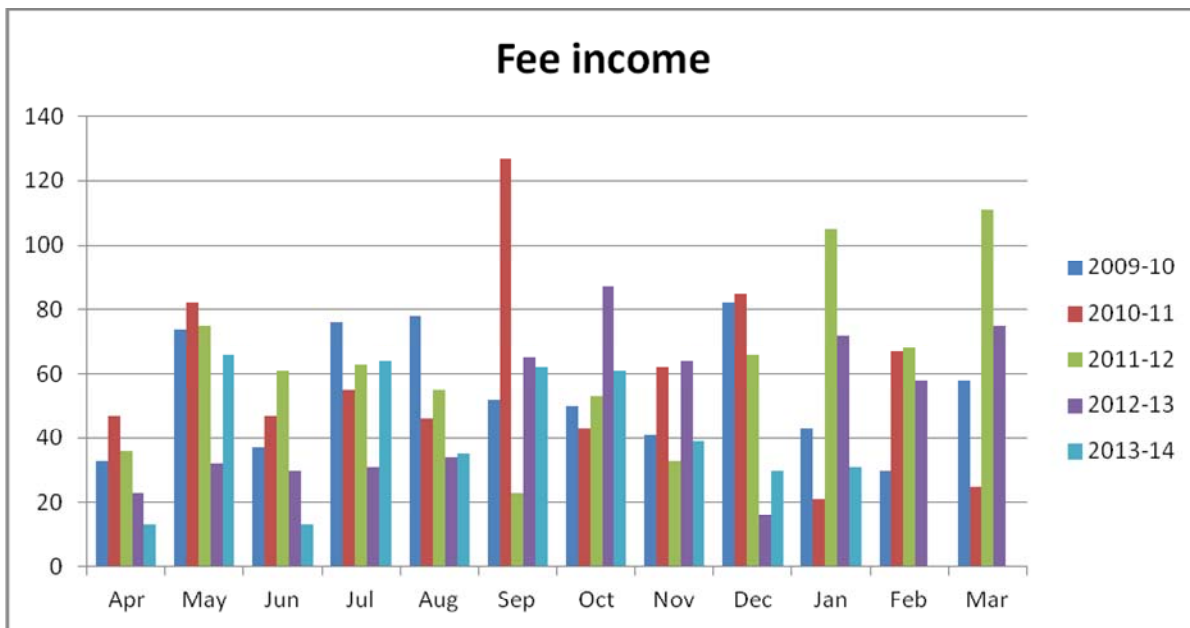
311 Full Plans applications;
463 Building Notice applications;
567 Initial Notices; and
58 Regularisation applications.

6.3 The trend for the number of fee earning applications (full plans + building notices + Regularisation applications) received in 2013-14 and for the previous four years is shown on the following chart:





6.4 The trend for Building Regulation fee income received in 2013-14 and for the previous four years is shown on the following chart. As in previous years Building Control is again on target to break even on its Building Regulation charging account.



6.5 Performance on applications received from April to December 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%)

September: 80% of applications were validated within 3 days (against a target of 85%)



Haringey Council

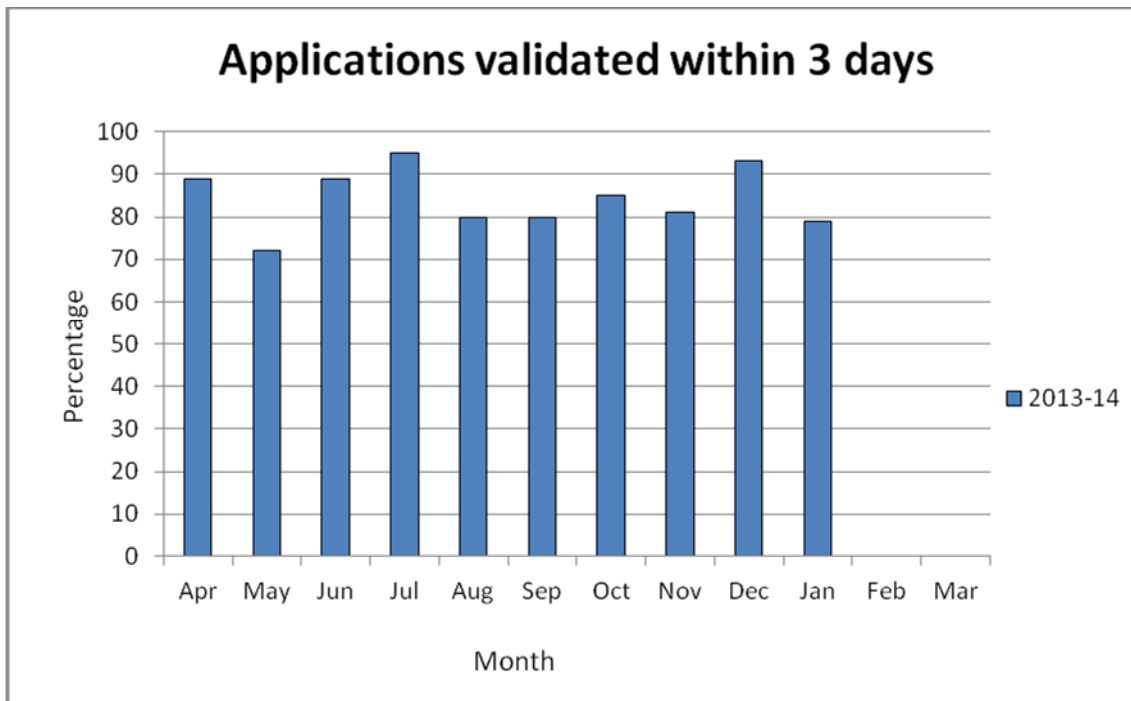
October: 85% of applications were validated within 3 days (against a target of 85%)

November: 81% of applications were validated within 3 days (against a target of 85%)

December: 93% of applications were validated within 3 days (against a target of 85%)

6.6 The current year to date average is 85% (2012/13 average 86%).

6.7 The monthly performance is shown in the following graph:



6.8 In terms of applications which were vetted and responded to, performance from April to December 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%)

September: 88% were fully checked within 15 days (against a target of 85%)



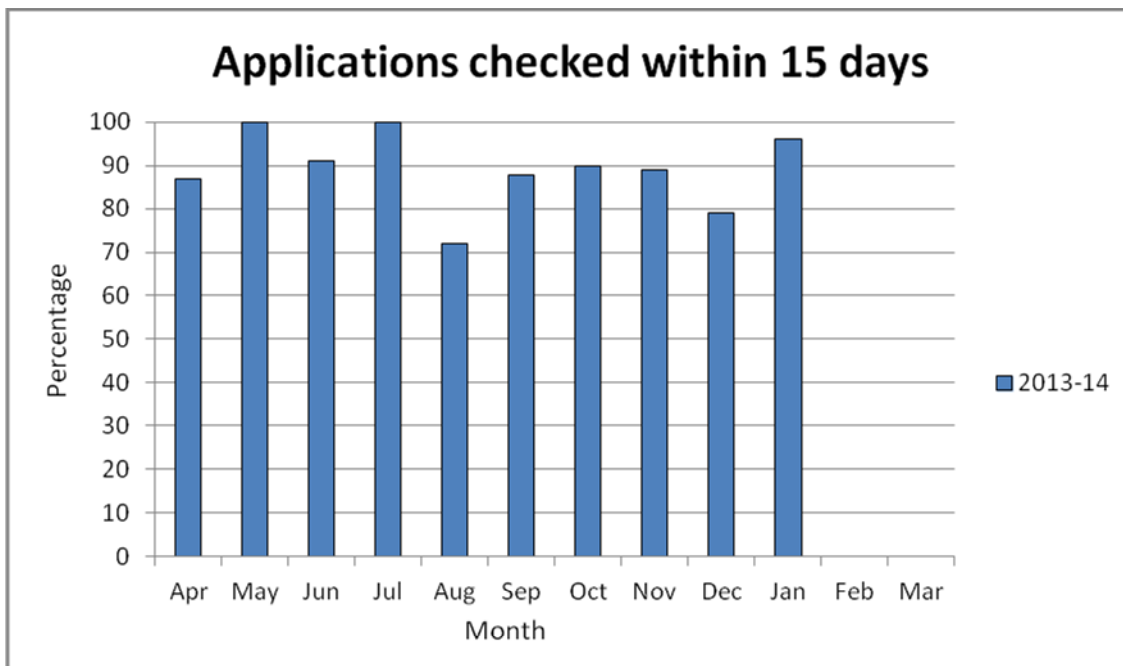
October: 90% were fully checked within 15 days (against a target of 85%)

November: 89% were fully checked within 15 days (against a target of 85%)

December: 79% were fully checked within 15 days (against a target of 85%)

6.9 Year to date average is 89% (2012/13 average 88%).

6.10 The monthly performance is shown in the following graph:



6.11 Within the same period, Building Control also received:

Notification of 196 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification 24 hours a day;

127 Contraventions - 100% of which were inspected within the target of three days of receiving notification; and

32 Safety at Sports Ground applications and 52 inspections.

6.12 Also from April to December 2013, there were 477 commencements and 4866 site inspections were undertaken to ensure compliance with the Regulations.

6.13 In terms of site inspections, from April to December 2013 the average number of site visits per application was 6.



Haringey Council

- 6.14 Building Control now attends all Planning pre-application meetings to offer advice on the Building Regulations, its associated processes and to market its services. This also helps to provide a full development team approach to developers and householders alike.
- 6.15 In addition to the aforementioned statutory functions, Building Control has developed a range of other fee earning services that has grown this year. These services include structural surveys, monitoring structural defects, bridge inspections/assessments, abnormal load assessments, party wall awards, feasibility studies, design work, contract administration, disabled adaptations, expert witnesses etc. During the forthcoming year we will be looking to additional mechanisms to achieve greater market share of the work.

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;



Haringey Council

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.

Safety at Sports Grounds -

Building Control are responsible for ensuring compliance with the Safety at Sports Grounds Act 1975 (and associated legislation), this entails issuing the Safety Certificate at THFC and at New River Sports Centre - Building Control Chairs the Safety Advisory Groups at both of these venues.

7 Local Government (Access to Information) Act 1985

- 7.1 Planning staff and application case files are located at 6th 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. 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.
- 7.2 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.