



**Havering**  
LONDON BOROUGH

**Strategic Planning  
Committee  
19 September 2024**

**Subject:** Planning Performance Update Report.

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## **1 BACKGROUND**

- 1.1 This report produces a summary of performance on planning applications/appeals and planning enforcement for the year April 2023 to March 2024 and the quarter, April to July 2024.
- 1.2 Details of any planning appeal decisions in the periods where committee resolved to refuse planning permission contrary to officer recommendation are also given.
- 1.3 The Government has set performance targets for Local Planning Authorities, both in terms of speed of decision and quality of decision. Failure to meet the targets set could result in the Council being designated with applicants for planning permission being able to choose not to use the Council for determining the application

## **2 RECOMMENDATION**

That the report be noted.

## **3 QUALITY OF PLANNING DECISIONS**

- 3.1 In accordance with the published government standards, quality performance with regard to Major (10 or more residential units proposed or 1000+ sq m new floorspace or site area greater than 0.5 hectares), County Matter (proposals involving minerals extraction or waste development) and Non-Major

applications are assessed separately. If more than 10% of the total decisions in each category over the stated period were allowed on appeal, the threshold for designation would be exceeded. Due to the fact that 10% of the number of non-major decisions made exceeds the total number of appeals, there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.

3.2 In October 2022, the DLUHC (now MHCLG) announced that there would be two periods of assessment for the purposes of designation:

- decisions between 1 April 2020 and 31 March 2022, with subsequent appeal decisions to December 2022.

- decisions between 1 April 2021 and 31 March 2023, with subsequent appeal decisions to December 2023.

3.3 Both these periods have passed, with no risk of designation for Havering. It is considered that the monitoring of the following periods (April 2022 – March 2024 and April 2023 – March 2025) should continue subject to any further confirmation from MHCLG on future performance measures.

3.4 The final figures for April 2022 to March 2024 are:

Total number of planning decisions over period: 52

Number of appeals allowed: 2

% of appeals allowed: 3.85%

Appeals still to be determined: 2

Refusals which could still be appealed: 0

County Matter Applications:

Total number of planning decisions over period: 8

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 0

Refusals which could still be appealed: 0

3.5 Based on the above, there is no risk of designation for this period.

3.6 The current figures for April 2023 to March 2025 (to date) are:

Total number of planning decisions over period: 35

Number of appeals allowed: 2

% of appeals allowed: 5.7%

Appeals still to be determined: 2

Refusals which could still be appealed: 1

County Matter Applications:

Total number of planning decisions over period: 3  
Number of appeals allowed: 0  
% of appeals allowed: 0%  
Appeals still to be determined: 0  
Refusals which could still be appealed: 0

- 3.7 Due to the small number of decisions that we take that are majors or county matters, any adverse appeal decision can have a significant effect on the figure. Based on the above, it is considered that at this time there is a risk of designation. The figure will continue to be carefully monitored.
- 3.8 As part of the quarterly monitoring, it is considered useful to provide details of the performance of appeals generally and summarise any appeal decisions received where the Strategic Planning Committee/Planning Committee resolved to refuse planning permission contrary to officer recommendation. This is provided in the tables below.

**Appeal Decisions Apr 2023-Mar 2024**

**Total Number of Appeal Decisions - 138**  
**Appeals Allowed - 46**  
**Appeals Dismissed - 92**  
**% Appeals Allowed - 33%**

Officer Comment – The average for the year is 33% appeals allowed. In terms of benchmarking, the national average for the same period was 30.7%, with the London average being 33%. Appeal decisions are carefully monitored for any particular trends with appropriate advice to officers, as necessary.

**Appeal Decisions Apr 2024-Jun 2025**

**Total Number of Appeal Decisions - 43**  
**Appeals Allowed - 11**  
**Appeals Dismissed - 32**  
**% Appeals Allowed - 25.6%**

**Adverse Costs Decisions –**

Details of Costs Awards –

04/09/23 - Land at Suttons Business Park, Rainham – This was an enforcement notice appeal alleging change of use of a car park to industrial and storage. The Inspector considered that the enforcement action was based on a misinterpretation of the planning unit and whether there was a material change of use. The car park was part of the industrial unit and there was not a change of use. The enforcement notice was defective and should not have been served in the form it was drafted.

18/03/24 - 10 Victory Road, Rainham – This was an enforcement notice appeal alleging the construction of a new outbuilding. Post-service of the notice, the Council considered that the development was an extension of the outbuilding rather than a completely new building. The Inspector considered the notice to be defective in this regard and a more diligent investigation should have been carried out.

26/04/24 - 11 Kenley Gardens, Hornchurch – This was an appeal against the refusal of reserved matters for development of a new house following the grant of outline permission, Permission was refused on grounds of inadequate tree protection measures. However, such details were not necessary for the reserved matters application and it was unreasonable to refuse permission for this reason.

**Appeal Decisions where Committee Decision Contrary to Officer****Recommendation**

**Total Number of Appeal Decisions - 0**  
**Appeals Allowed - 0**  
**Appeals Dismissed - 0**  
**% Appeals Allowed - 0%**

## Appeal Decisions Jul-Sep 2022

## Decision by Committee Contrary to Officer Recommendation

<b>Date of Committee</b>	<b>Application Details</b>	<b>Summary Reason for Refusal</b>	<b>Appeal Decision</b>	<b>Summary of Inspectors Findings</b>
N/A	N/A	N/A	N/A	N/A

## 4 SPEED OF PLANNING DECISIONS

- 4.1 In accordance with the published government standards, speed of decision applies to all major and non-major development applications, with the threshold for designation set as follows:

Speed of Major Development (and County Matters) – 60% of decisions within timescale (13 or 16 weeks or such longer time agreed with the applicant)

Speed of Non-Major Development - 70% of decisions within timescale (8 weeks or such longer time agreed with the applicant)

- 4.2 In October 2022 DLUHC announced that there would be two periods assessed for the purposes of designation:

- Decisions made between October 2020 and September 2022
- Decisions made between October 2021 and September 2023

- 4.3 As for quality, it is considered appropriate to continue monitoring for the two-year periods that follow.

Performance to date on these is as follows:

October 2022 to September 2024 (to date)

Major Development (47 out of 47) –	100% in time
County Matter (6 out of 7) –	85.7% in time
Non-Major Decisions – (4198 out of 43621	96.2% in time

October 2023 to September 2025 (to date)

Major Development (214 out of 215–	100% in time
County Matter (2 out of 2) –	100% in time
Non-Major Decisions – (1981 out of 2056)	96.3% in time

- 4.4 The Council is currently not at risk of designation due to speed of decisions. The figure for future periods will continue to be monitored.

- 4.5 It is considered useful to provide some comparison on speed of decision on Major and Non-Major decisions with other London Boroughs. Obtaining directly comparable benchmarking data for the above period is not possible. However, comparison data on speed of decision for the 2 years ending March 2024 is available and set out below. Performance in Havering is good compared to other boroughs for both measures.

<b>Borough</b>	<b>Major In Time</b>	<b>Rank - Majors</b>	<b>Minor and Others In Time</b>	<b>Rank - Minors and Others</b>
Barking and Dagenham	100%	1	100%	1
Barnet	83.6%	30	82.3%	26
Bexley	100%	1	91.6%	13
Brent	98.3%	11	82%	28
Bromley	87.5%	26	86.7%	21
Camden	86%	28	80.5%	32
City of London	97.4%	14	85.2%	22
Croydon	92.5%	21	81.6%	30
Ealing	100%	1	97%	3
Enfield	81.2%	31	84.4%	24
Greenwich	100%	1	93.2%	7
Hackney	92.6%	19	82.8%	25
Hammersmith and Fulham	100%	1	92.0%	11
Haringey	100%	1	87.2%	20
Harrow	88.5%	25	82.3%	26
<b>Havering</b>	<b>98.1%</b>	<b>12</b>	<b>94.7%</b>	<b>4</b>
Hillingdon	98.5%	9	89%	18
Hounslow	80%	32	92.8%	9
Islington	94.7%	17	97.7%	2
Kensington and Chelsea	100%	1	93.1%	8
Kingston upon Thames	95%	16	93.6%	6
Lambeth	98.4%	10	92.3%	10
Lewisham	97.5%	13	91.7%	12
Merton	91.2%	22	89.7%	16
Newham	100%	1	80.9%	31
Redbridge	86.4%	27	90.0%	15
Richmond upon Thames	90.9%	23	89.5%	17
Southwark	79.8%	33	84.9%	23
Sutton	97.1%	15	94.5%	5
Tower Hamlets	94.6%	19	88.1%	19
Waltham Forest	94.7%	17	90.1%	14
Wandsworth	90.6%	24	81.7%	29
Westminster	85.5%	29	77.2%	33

## 5 PLANNING ENFORCEMENT

- 5.1 There are no designation criteria for planning enforcement. For the purposes of this report, it is considered useful to summarise the enforcement activity in the relevant year/quarter. This information is provided below:

Apr 2023 – Mar 2024
Number of Enforcement Complaints Received: 500
Number of Enforcement Complaints Closed: 478
Number of Enforcement Notices Issued: 40

Apr 2024 – Jun 2024
Number of Enforcement Complaints Received: 122
Number of Enforcement Complaints Closed: 123
Number of Enforcement Notices Issued: 15

- 5.2 It is intended to introduce a range of data for enforcement in future performance reporting.