

Borough Issue	Haringey	Brent	Merton	Lewisham	Lambeth	Bromley	Waltham Forest	Wandsworth
How many breaches are reported breaches per year?	2007-8 914, 2008-9 1051, 2009-10 c.820	09/10 - 796 (830 approx)	Between 700 and 800	200-230 a year	(2009) 610	Average approx. 950 -1000 p.a	700 - 1000	1096
How many and what type of enforcement notices are served per year?	2007/8 - 127 Enforcement Notices and a large number of PCNs and s330 Notices. 2008/9 - 165 enforcement Notices (included two large scale projects) 2009/10 - c.75 to date	127 Enforcement Notices (140 estimated to year end), 1 Breach of Condition Notice, 4 S215 Notices (5 estimated to year end), 103 Planning Contravention Notices (120 estimated to year end)	EN - 37, S215 - 9, PCNs 6	It averages to about 13 - 15 per year and it will be a range of different breaches such as unauthorised conversions from single family dwelling units to self-contained flats, extensions and change of use.	EN x34, BCN x4, TRN x1, s10/s11 x3, s215 x1	Approx. 80 notices issued p.a in respect of approx. 100 - 120 contraventions. Most common types of alleged breach relate to operational development/material change of use/untidy sites/ breach of condition/adverts & not in accor with approved plans	60 - 100	8 PCNs, 35 Ens, unit cost of complaint investigation £287
How many of the following are undertaken per year?								
Temporary Stop Notices	5-8	0	10	There have been none in the past few years.	0	0	20-40	Not indicated
Prosecutions	40-50	52	4-5	Not indicated	15	Approx 30-40 prosecutions p.a. Only 3-4 other		Not indicated
Direct action	1 in 2008-9 1 in 2009-10	20 (22 estimated)	0	Not indicated	0	Not indicated		Not indicated
Injunctions	0	0	0	Not indicated	1	Not indicated		Not indicated
Appeals	50-60	Not indicated	17	Not indicated	Not indicated	Not indicated		Not indicated
How does the planning enforcement team deal with breaches of planning control by other Council's own departments and on Council owned property?	Usually through negotiation with Property Services where breaches occur on their land-there are a small but significant number of these per annum. We do enforce against the Council as an interested party . However often the leaseholder/tenant can have action taken against them through arrangements with property services. Where Enforcement Actions is considered against Council owned accommodation we have liaise with Homes for Haringey and Housing to advise them of what is allowed in Article 4/CA areas. This has ensured refurbishment work does not fall foul of planning restrictions.	It depends on the case and the circumstances. Sometimes we leave it to other departments to enforce or take action or sometimes we take action and then take direct action and bill the relevant department for it. We would always expect the other departments to resolve the breach – if they don't do it themselves, we would take action if harmful.	While we can't take action against ourself, if there is any problem such as a school breaching planning control, the matter is referred to the respective directors if the school is not responsive. But we take enforcement action against leaseholders on council land.	That is dealt with internally, we contact who ever is in charge of the property and get them to remedy the breach as you know that we cant enforce against ourselves.	Put pressure on other dept. eventually using our director to contact their director and draw in director of Legal if need be. Even then, doesn't always work	Report to committee	Negotiation	Not indicated

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Issue								
<b>How does the planning enforcement team monitor pre-commencement conditions? If it does, do you have an officer who specifically monitors compliance with planning conditions?</b>	We are trying to improve the compliance role from this perspective. At present we are still represented with difficulties through poorly worded conditions and lack of conditions where PP is granted. It is not helped by the fact that we are managed under Frontline Services Not Planning. This is something I am working on with DM for now to develop in 2010-11. Monthly meetings between us and DM flag up these issues regularly but there is no-one dedicated to this role.	We don't routinely monitor pre-commencement conditions. We don't have a specific officer to deal with it – its just dealt with as another complaint etc.	No we don't - but will respond to a complaint by a member of the public. A subsequent investigation may result in appropriate remediation or enforcement action.	Unfortunately we rely on complaints from neighbours and planning officers at the moment we don't have the resources to have an officer to solely deal with these matters	Other than 1 or 2 high profile cases we have too many cases to be pro-active therefore no specific officer.	No but has been considered	we don't have enough officers to do this.	Not indicated
<b>(i) What is Member involvement in planning enforcement decision making?</b>	Member involvement is mostly indirect- for a very large project or case this may go to committee for information. We report to planning and overview and scrutiny committee on a quarterly basis and send monthly reports to planning committee and attend Area Committees by request as well as other cross borough initiati	We brief members annually on the level of our enforcement activity and informally discuss it with our lead member on an adhoc basis. There is strong support for planning enforcement among members in Brent. They see our level on activity on the ground and they like it! they would always like more, but acknowledge it is difficult with current resources and appreciate that we are operating at maximum capacity.	No direct involvement - but could champion complaints from residents to help speed up enforcement action	we normally present all requests for enforcement action to members that does not fall within the Council's schedule of Delegation	no	Varies greatly - some can be very 'hands on'. Others prefer not to get directly involved	none	Not indicated

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<b>(ii) What decisions are delegated to officers</b>	The Team Leader has full delegated powers including prosecution although for very contentious cases head of Service approval would be required. Any contentious cases are discussed with the Head of DM for his advice.	All enforcement decisions are delegated to officers	All	Delegated decision are made in respect of unauthorised windows, doors, satellite dishes, walls, fence, gates, railings, shopfronts, roller shutters, canopies/blinds, ventilation flues/ducting, air conditioning/ refrigeration units whether to not a property is in a conservation area. Also breach of condition notices and section 215 notices.	Not indicated	The majority (95%) are now delegated	All	Not indicated
<b>(iii) To what extent are enforcement issues discussed/decided at a Community Council/area committee? Are any decisions taken locally?</b>	No decision are taken locally.	No decisions are taken locally. I sometimes give presentations and speak to residents associations and Area Consultative Forums.	issues of concern to residents are discussed at local community forums and this may obviously involve enforcement issues. But decisions are left to investigation officers, the Team Manager and the DC manager	Not indicated	Not indicated	No	None	Not indicated
<b>What is the structure/ How many staff are employed in the planning enforcement team.</b>	A Team Leader, a Planning Enforcement monitoring officer and 4 planning enforcement officers. All PE officers and the TL are qualified town planners.	Team Manager, Deputy Team Manager, 3 Enforcement Planners, 1 Administrator.	There are currently 5 Enforcement Officers - one is retiring at the end of March and wont be replaced.	The Enforcement Team is only made up of three staff members including myself that covers the whole of the borough.	TL who also covers appeals and telecoms/Pt 24 – FOI/complaints/Ombudsman's etc for whole division, Deputy – who covers day to day enforcement, X3 Seniors [x1 due to leave in May], X2 Juniors [x1 agency at present], 0.5 admin, 0.5 telecoms	Enforcement – DC Manager, 3 Planning Investigation Officers plus technical support. Appeals - 2 planners plus 2 admin/technical support	x1 manager x1 Enforcement technician and 5 officers	Not indicated