

Agreed by Development Control Committee 15 January 2003

**LONDON BOROUGH OF HARROW
PLANNING SERVICES**

DELEGATION TO CHIEF PLANNING OFFICER

Planning Services

The Chief Planning Officer is authorised specifically to act in exercise of the functions of the Development Control Committee in respect of the planning matters where in his opinion they fall within categories 1 to 30 below, subject to the restrictions and conditions indicated:

Provisos

This delegated authority shall not extend to:

- 1) the approval of an application in the Application Categories described below, where the Chair of the Development Control Committee or a Nominated Member request that the application be reported to the Committee;
- 2) the approval of any delegated application where, in the opinion of the Chief Planning Officer, the proposals conflict with agreed policies, standards and guidance;
- 3) the determination of any application which involves development on land owned, or in which an interest is held, by the Council, except in relation to Category 10) below;
- 4) the determination of any application which involves development on land owned, or in which an interest is held, by a Council Member (or their spouse / partner), or by any member of the Council's staff (or their spouse / partner);
- 5) the approval of any delegated application which, in the opinion of the Chief Planning Officer, would have a significant impact on the environment, would be potentially controversial, or otherwise likely to be of significant public interest;
- 6) the determination of any delegated application which the Chief Planning Officer considers should be presented to the Development Control Committee for decision;
- 7) any planning application for development recommended for grant within the Green Belt or Metropolitan Open Land, Site of Special Scientific Interest or Site of Nature Conservation Importance;
- 8) the approval of any application which, in the opinion of the Chief Planning Officer, constitutes a departure from the Development Plan because the development does not accord with the provisions of the Development Plan for the time being applicable in the Borough;
- 9) any application for development, the determination of which might involve the payment of compensation or a purchase notice.

Application Categories for Delegation

1) Residential Extensions and related development outside Conservation Areas *

Householder development, including:

- extensions and alterations
- erection of domestic garages or car ports
- erection of ancillary garden buildings
- fences and other means of enclosure

- hardstandings
- means of access
- satellite antennae

- excludes all applications for the provision of disabled facilities where, in the opinion of the Chief Planning officer, there would be an impact on neighbour amenity in conflict with agreed policies, standards and guidance

2) Development in the following categories in a Conservation Area:

- a) single storey rear Conservatory
- b) replacement or alteration of windows
- c) hardsurfacing and alterations to driveways
 - **other than** involving the formation of a new vehicular access or a semi-circular driveway
- d) fences, walls, and other means of enclosure
 - **other than** where the proposal would, in the opinion of the Chief Planning Officer, have a visual impact on the street scene
- e) domestic satellite antennae
- f) Conservation Area Consent applications for proposals in categories a) to e) above

3) All Refusals in a Conservation Area

- **other than** where, in the opinion of the Chief Planning Officer, they constitute MAJOR development

4) Construction of One Dwellinghouse (outside a Conservation Area)

5) Minor Development within the curtilage of non-residential buildings, including but not limited to:

- a) shopfronts
- b) material alterations to elevations
- c) single and / or first floor storey rear or side extensions of up to and including 100m² of floorspace
- d) installation of satellite antennae
- e) provision and alteration of parking areas
- f) fencing and other means of enclosure
- g) plant and machinery
- h) Other operations

6) Development of up to and including 100m² of non-residential floorspace or involving up to 0.1ha of land

7) Residential Conversions (outside a Conservation Area) to provide up to and including 6 units in the following buildings:

- a) single family dwellinghouses
- b) multi - occupied premises
- c) non - residential premises

8) Other Changes of Use:

any change of use of up to and including 100m² of floorspace, excluding a), b) and c) below:

- a) any change of use to Class A3 of the Town & Country Planning (Use Classes) Order 1987)
- b) any change of use to a minicab office
- c) any change of use in a Conservation Area

9) Provision of a means of access to a highway

10) Council owned land:

Minor development of up to and including 100m² of floorspace on land owned, or where an interest is held, by the Council

- includes disabled access facilities, small extensions to schools, storage buildings, etc.

11) Development that can be REFUSED planning permission:

- a) residential development by new build, extension or conversion to provide one or more residential units
 - **other than MAJOR** development
- b) development in the Green Belt, Metropolitan Open Land, Site of Special Scientific Interest, or Site of Nature Conservation Importance

12) Works requiring Listed Building Consent:

for internal works, small extensions or alterations to Grade II Listed Buildings

13) Advertisement Consent applications:

To exercise the Council's functions in relation to applications for consent and enforcement under the relevant Town and Country Planning (Control of Advertisements) Regulations and the relevant provisions of the London Local Authorities Act 1995.

14) Certificates of Lawful Development:

- a) To determine applications for certificates of lawfulness of **existing use or development**, submitted under Section 191 of the Town and Country Planning Act (as amended), subject to consultation with the Borough Solicitor or his duly appointed successor in title where the Chief Planning Officer considers it appropriate to do so
- b) To determine applications for certificates of lawfulness of **proposed use or development**, submitted under Sections 192 of the Town and Country Planning Act (as amended), subject to consultation with the Borough Solicitor or his duly appointed successor in title, where the Chief Planning Officer considers it appropriate to do so

15) Permitted Development Prior Approvals:

To determine, before the exercise of a permitted development right, whether the prior approval of the local planning authority will be required for development in the following categories:

- a) **Telecommunications Development** comprising the following:
 - public call boxes
 - radio equipment housing with a volume less than 2.5m³
 - development ancillary to radio equipment
- b) **Agricultural Buildings and Operations**
- c) **Demolition of Buildings**

16) Variation of Conditions

To determine applications to vary or remove conditions imposed on planning permissions where, in the opinion of the Chief Planning Officer, the proposals do not raise substantial amenity issues, or affect the validity or basis of the original permission.

- **other than MAJOR** development

17) Renewal of Permission

To determine any application for a renewal of a planning permission where, in the opinion of the Chief Planning Officer, there has not been a material change in planning circumstances since the grant of permission

- **other than MAJOR** development

18) Approval of Reserved Matters and Details Pursuant to Conditions

- To determine applications for the approval of reserved matters, required by a condition on an outline planning permission.
- To determine applications for the discharging of details pursuant to planning conditions.

19) Consultations from Other Authorities

- To consider and respond to consultations or notifications submitted by neighbouring authorities, statutory undertakers or other bodies in cases of development in categories **1 to 18** above.
- To consider and respond to consultations by a Government Department in cases of development in categories **1 to 18** above.

20) Minor Amendments

To consider whether, in the opinion of the Chief Planning Officer, any proposed revisions to a planning permission are significant enough to require the submission of a fresh planning application.

- where planning permission has been granted and has not expired
- see Para 13 of Circular 31/92 and Appendix A of C22/88

21) Petitions

Where a petition is received, to determine applications falling within the terms of this delegated authority,

- **unless** the petition conflicts with the recommendation

22) Departures from Development Plan

To decide whether, in the opinion of the Chief Planning Officer, a planning application constitutes a departure because the development does not accord with the provisions of the Development Plan for the time being applicable to the Borough, and to decide whether the application should be referred to the Secretary of State, or the Greater London Authority.

23) Publicity on Planning Applications and Related Matters

To decide the level of publicity needed for planning and related applications under the terms of Circular 15/92, the Town & Country Planning (General Development Procedure) Order 1995, the Town & Country Planning (General Permitted Development) Order 1995, and the Council's agreed Publicity Practice Note.

24) Planning Appeals

- In the event of any planning or enforcement appeals, to prepare, submit and present the Council's statement or case, including appropriate conditions and, if appropriate, a statement as to whether the Council would be prepared to grant permission or consent for the development or works the subject of the appeal.
- To decide on which method to contest an appeal against the Council's failure to determine within the prescribed period an application that would have fallen to be determined under delegated powers.

25) Environmental Impact Assessment

In accordance with the requirements of the relevant Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations:

a) Screening Opinion

- i) to consider whether an applicant needs to submit an Environmental Impact Assessment (EIA) with a planning application;
- ii) to determine, where requested, any written requests from prospective applicants for a “**screening opinion**” on the need to submit an EIA with a planning application.

b) Scoping Opinion

- i) To determine written requests, from prospective applicants, for a “**scoping opinion**” about the information required in an EIA.

26) Enforcement

Planning Contravention Notices

- a) To authorise the service, by the Borough Solicitor or his duly appointed successor in title, of Planning Contravention Notices pursuant to Section 171C of the Town and Country Planning Act (as amended), in respect of alleged breaches of planning control.
- b) To authorise legal proceedings for offences under Section 171D(1) and (5) of the Town and Country Planning Act (as amended), in respect of failure to comply with the requirements of a Planning Contravention Notice.
- c) To consider any offer or representations which the recipients of a Planning Contravention Notice may wish to make regarding any alleged breach of control.

Breach of Condition Notices

- d) To authorise the service, by the Borough Solicitor or his duly appointed successor in title, of Breach of Condition Notices under Section 187A of the Town and Country Planning Act (as amended) in respect of alleged breaches of planning control.
 - items within this category to be recorded on the monthly enforcement grid and reported to Development Control Committee

Enforcement Notices

- e) To authorise the service, by the Borough Solicitor or his duly appointed successor in title, of Enforcement Notices in respect of alleged breaches of planning control in relation to development that was or would in his opinion be dealt with under delegated authority to the Chief Planning Officer.
 - for example: for Householder development see category 1;
for residential development see categories 4, 7, 8;
for non-residential development see categories 5, 6, 8, 9;
for conservation areas and listed buildings see categories 2, 12
 - items determined for action under Category 26)e) to be recorded on the monthly enforcement grid and reported to Development Control Committee

Section 330 Notices

- f) To authorise the service, by the Borough Solicitor or his duly appointed successor in title, of Notices under Section 330 of the Town and Country Planning Act (as amended).

Right of Entry

- g) To exercise the Council’s functions in relation to the provision of written authority for officers carrying out the inspection of properties in connection with Enforcement matters.

Section 215 Notices

- h) To authorise the service, by the Borough Solicitor or his duly appointed successor in title, of Notices under Section 215 of the Town and Country Planning Act (as amended) requiring the proper maintenance of land, and any subsequent direct action.

27) Tree Preservation

- a) To exercise the Council's functions in relation to applications for consent to the cutting down, topping, lopping, or destruction of trees subject to Tree Preservation Orders and the provisions of Sections 211-214 of the Town and Country Planning Act (as amended) (trees in conservation areas not protected by a Tree Preservation Order), except where a refusal of consent would involve the payment of compensation.
- b) To authorise proceedings in relation to unauthorised works on unprotected trees in conservation areas and trees subject to a Tree Preservation Order.

28) Conservation Areas and Areas of Special Control

To exercise the Council's functions in relation to conservation areas, listed buildings and areas of special control that have been designated and defined by the Council or Cabinet under the Town and Country Planning Act (as amended) and / or the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant Town and Country Planning (Control of Advertisements) Regulations respectively.

29) Strategic Planning

To keep under review matters affecting the development of the Borough and to institute surveys as required under the Local Authorities (Functions & Responsibilities) (England) Regulations 2000, subject to periodic progress reports being made to Cabinet and Development Control Committee for information purposes.