

<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARDS:</b> All Wards
<b>REPORT TITLE:</b> Development Management Performance Report	
<b>REPORT OF:</b> Director of Economy, Regeneration and Investment	
<b>FOR SUBMISSION TO:</b> Planning Committee	<b>DATE:</b> 22 July 2025
<p><b>SUMMARY OF REPORT</b></p> <p>This report provides an update on performance within Development Management including: applications, pre-application submissions and local land charges for the Quarter 1 of 2025/26.</p> <p><b>Local Government Act 1972 – Access to Information</b> No documents that require listing were used in the preparation of this report.</p> <p><b>Contact Officer:</b> Jenna Litherland, Planning Improvement and Support Manager 5 Pancras Square, London N1C 4AG Tel: 020 7974 3070 E-mail: <a href="mailto:Jenna.Litherland@camden.gov.uk">Jenna.Litherland@camden.gov.uk</a></p>	
<p><b>RECOMMENDATIONS</b></p> <p>The Planning Committee is asked to note the report.</p>	

Signed:



Director of Economy, Regeneration and Investment  
Date: 11 July 2025

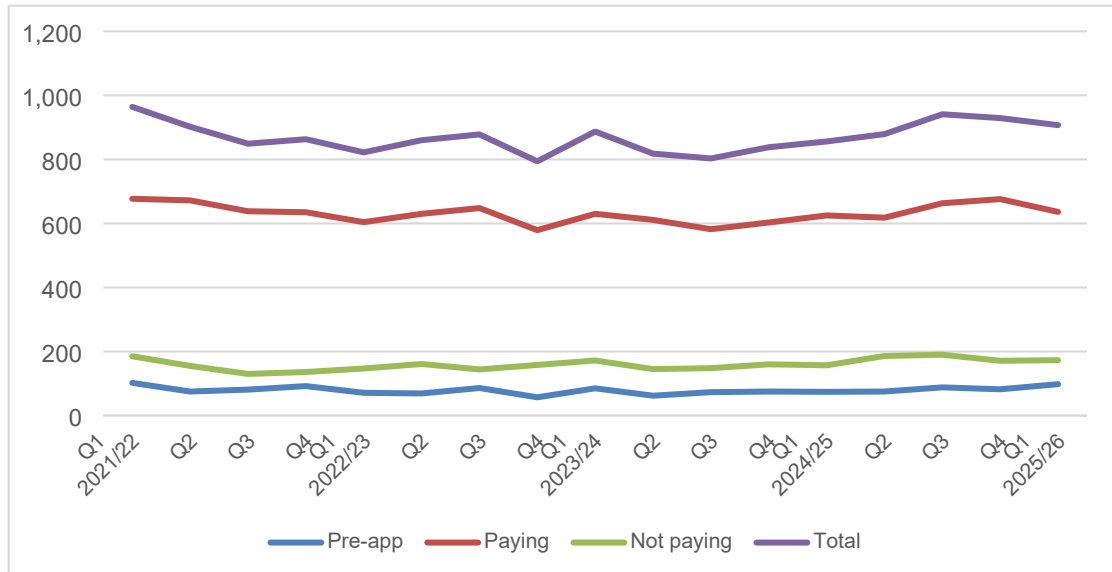
## **1. Introduction**

- 1.1 This report provides an update on the Development Management service's performance in Quarter 1 2025/26.
- 1.2 The report analyses trends in the volume and type of applications being submitted and evaluates performance against both local and national targets. National targets for Development Management focus on the speed and quality of decision-making. The previous government proposed changes to these targets, which was due to take effect from October 2024, following the 'Accelerated Planning System' consultation. A key proposal was to remove the ability to agree extensions of time in certain cases, thereby making the 8- and 13-week statutory deadlines a fixed requirement. The government also proposed lowering the national performance thresholds for speed of decision making to 50% for major applications and 60% for non-major applications (so the number of cases determined within the statutory timeframe). Anticipating these changes, the service took proactive steps to amend processes, reducing backlogs, reducing reliance on extensions of time and improved decision-making speed. This had a positive impact for customers and has reduced complaints.
- 1.3 In February 2025, the present government confirmed that the performance thresholds for speed of decision making would not change, they remain as 60% of major applications and 70% of non-major applications. However, it was announced that, from January 2025, performance on speed would be measured annually (October to September). Although the proposal to remove the use of Extensions of Time (EoTs) was not adopted, local authorities are now encouraged to use them sparingly, primarily for complex applications, such as those involving Section 106 legal agreements, where unforeseen issues arrive and need amendments, or significant public interest. The service is operating in a manner which aligns with the Governments proposed approach. For decision quality, the threshold remains at a maximum of 10% of decisions overturned at appeal, with major and non-major applications assessed separately, this is assessed over a two-year rolling period. The recent consultation on reforming planning committees has suggested reducing this threshold to 5%.
- 1.4 During Q4 2024/25 and Q1 2025/26, the department revised its internal processes and procedures to align with the updated performance framework and this is reflected in the planning statistics which are set out in this report. This report also includes an update on the performance of the Local Land Charges Service over the same period.

## **2. Planning Applications**

- 2.1 Figure 1.1 shows a breakdown of the total number and types of applications received from the beginning of 2020/21 to date.

**Figure 1.1 - Applications submitted**



2.2 Over the past three years, the volume of planning applications submitted has remained relatively stable. Notably, there was a significant increase in activity during the latter part of 2024/25, with 941 applications submitted in Q3 and 929 in Q4, both figures representing the highest quarterly totals since the beginning of 2021/22. Q1 2025/26 shows a slight reduction but remains high at 907 applications received. The fluctuation in application numbers has been mirrored across both fee-paying and non-fee-paying categories. The high application numbers are reassuring and indicate that there remains confidence in the local economy.

2.3 The number of pre-application requests also remains reasonably steady and consistent. Pre-application performance is discussed in greater detail in Section 3 of this report.

2.4 Figure 1.2 shows the number and type of applications submitted over time

**Figure 1.2 - Applications by type**

Year	Advert Consent	Approval of Details	Full Planning Permission	Householder Application	Listed Building Consent	Others	Pre-apps	Total	Of which Major applications
2025/26 (Q1)	53 (6%)	100 (11%)	258 (28%)	112 (12%)	123 (14%)	163 (18%)	98 (11%)	907	6
2024/25	221 (6%)	514 (14%)	1,033 (29%)	472 (13%)	506 (14%)	540 (15%)	319 (9%)	3,605	16
2023/24	191 (6%)	490 (15%)	1,025 (31%)	416 (12%)	471 (14%)	458 (14%)	295 (9%)	3,346	34
2022/23	183 (5%)	494 (15%)	1,037 (31%)	428 (13%)	451 (13%)	478 (14%)	283 (8%)	3,354	43
2021/22	221 (6%)	473 (13%)	1,110 (31%)	502 (14%)	443 (12%)	479 (13%)	350 (10%)	3,578	39

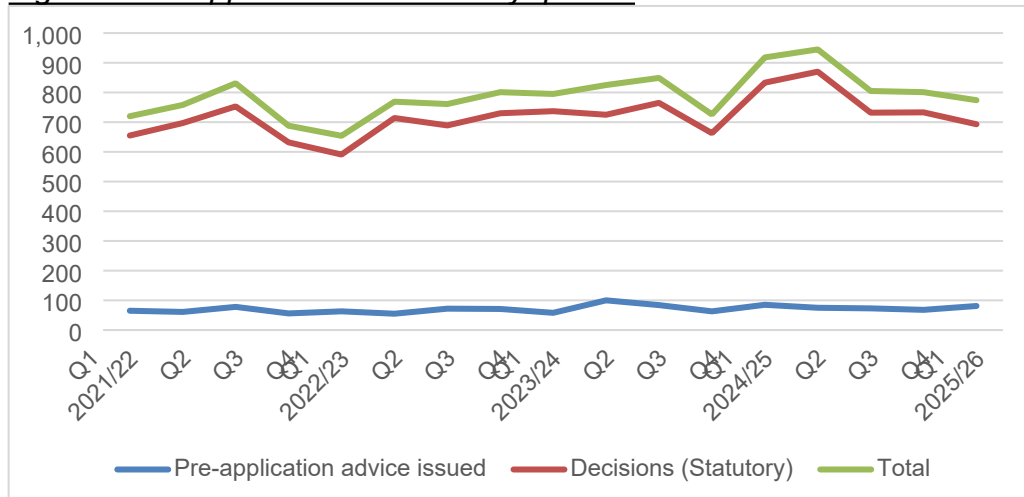
2.5 Over the 4 years the proportion of different types of applications being submitted has remained largely consistent. Q1 has seen an increase in the number of pre-application submissions.

**Figure 1.3 – Income from applications**

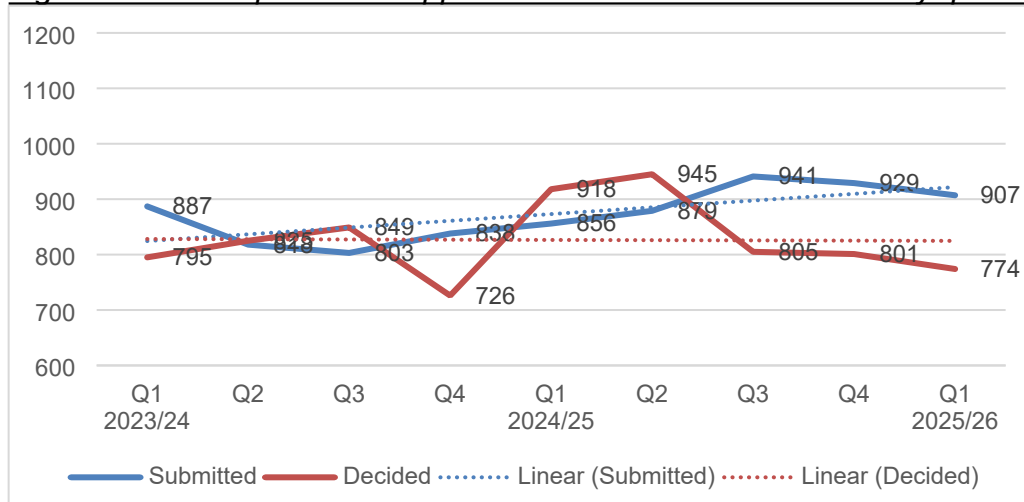
Year	Total statutory	Total from majors (approx)	Total non majors (approx)	% of income from majors
<b>2025/26 (Q1 only)</b>	479,476	100,819	378,657	21%
<b>2024/25</b>	1,087,943	241,048	846,895	22%
<b>2023/24</b>	1,192,778	457,141	735,637	38%
<b>2022/23</b>	1,028,002	274,523	753,479	27%
<b>2021/22</b>	1,506,074	657,064	849,010	44%
<b>2020/21</b>	1,292,041	694,614	597,427	54%

2.6 As can be seen in Figure 1.3, income from applications fluctuates due to variations in application types and the nature of development. Income performance for Q1 has been very good, despite the overall number of applications submitted remaining fairly consistent, particularly in relation to income from non-major applications. This may in part be due to the planning application fee increases which were applied from 1<sup>st</sup> April 2025.

**Figure 1.4 – Applications decided by quarter**



**Figure 1.5 – Comparison of application submitted and decided by quarter**



- 2.7 As illustrated in Figures 1.4 and 1.5, the number of planning decisions issued in Q3 and Q4 of 2024/25, as well as Q1 of 2025/26, has decreased compared to Q1 and Q2 of 2024/25. This trend was anticipated, as officers focused on a backlog clearance project at the start of 2024/25 in preparation for expected changes to performance measures.
- 2.8 Figure 1.5 also highlights that the number of applications submitted exceeded the number of decisions made during Q3 and Q4 of 2024/25 and Q1 of 2025/26. This is not unexpected, as withdrawn applications are not included in the total number of decisions. For example, in Q1 2025/26, 907 applications were received, 774 were determined, and 102 were withdrawn. Therefore, the number of applications in hand only increased by 31. This will continue to be closely monitored to ensure that a backlog does not re-emerge.

*Figure 1.6 – Decision route and outcome*

Year	Total decisions	Total delegated decisions	% delegated	Number presented to Members' Briefing Panel	% Members' Briefing Panel of all decisions	Number Presented to C'tee	Number referred to committee from Members' Briefing	% C'tee	Total approved decisions	% approved
2025/26 Q1	693	687	99.13%	32	4.62%	6	2	0.87%	609	87.88%
2024/25	3,168	3,139	99.08%	191	6.03%	29	8	0.92%	2,840	89.65%
2023/24	2,890	2,854	98.75%	242	8.37%	36	4	1.25%	2,653	91.80%
2022/23	2,724	2,684	98.53%	242	8.88%	40	3	1.47%	2,520	92.51%
2021/22	2,737	2,684	98.06%	227	8.29%	53	11	1.94%	2,471	90.28%

- 2.9 As shown in Figure 1.6, the number of applications determined annually has generally increased in recent years. However, Q1 of 2025/26 saw a slight decline, which will be important to monitor over the remainder of the year to assess whether this represents a short-term fluctuation or the beginning of a broader trend.
- 2.10 There has also been a modest percentage decrease in the number of applications presented at Members Briefing and, in absolute terms, to Committee. This variation is not considered significant and is expected to fluctuate year-on-year depending on the complexity, scale, and sensitivity of the proposals under consideration, as well as local community interest.
- 2.11 In Q1 2025/26, the approval rate declined by 1.23% compared to 2024/25, and by 3.92% compared to 2023/24. This reduction is relatively small, but reflects a stronger emphasis on determining applications within statutory timeframes (8 weeks for minor applications and 13 weeks for major ones).

### 3. Pre- application advice

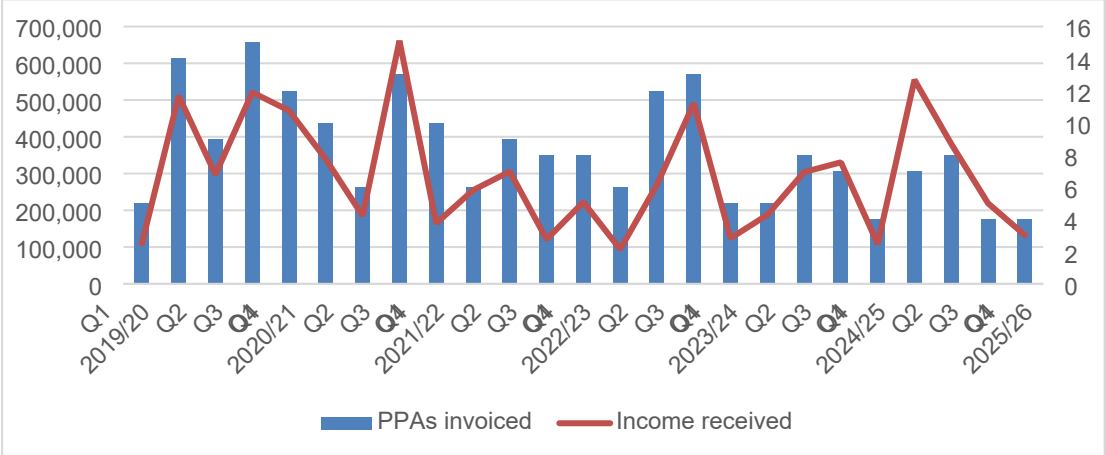
*Figure 1.7 – Pre-application advice requests by type*

Year	Large Major	Major	Medium	Minor	Householder	Listed Building Consent	Total	Income (inc PPA)
2025/26 Q1 only	8	9	7	27	29	12	92	£0.33m
2024/25	20	12	31	91	85	57	296	£2.07m
2023/24	23	17	33	76	83	47	279	£1.36m
2022/23	16	16	49	62	89	23	255	£1.68m
2021/22	14	26	44	73	108	36	301	£1.66m

- 3.1 The total number of pre-application advice requests has fluctuated over the past few years, peaking in 2021/22 with 301 requests and then dipping to 255 in 2022/23 before recovering slightly to 279 in 2023/24 and 296 in 2024/25.
- 3.2 Income from pre-application advice (including PPAs) has also varied significantly. It was £1.66m in 2021/22, remained fair consistent at £1.68m in 2022/23, then decreased to £1.36m in 2023/24, and saw a substantial increase to £2.07m in 2024/25. Q1 of 2025/26 shows an income of £0.33m. The variation in income relates to the scale of developments coming forward which, due to the nature of planning, is not always possible to predict the flow of requests.
- 3.3 Q1 2025/26 is starting the year off with a high volume of pre-application advice requests, potentially leading to a record year in terms of the number of requests if this trend continues. However, the income generated for this period is in comparison to a single quarter in previous years. This could indicate a possible shift in the mix of application types or the nature of pre-application advice being sought. However, there is a higher proportion of major and large scale major pre-application requests, many of which are at an early pre-application stage and therefore income from them is likely to come forward later in the year once Planning Performance Agreements (PPAs) are agreed.
- 3.4 The continued increase in pre-application requests is encouraging, particularly in light of the push for local authorities to determine applications without the statutory deadline. This reduces the scope for negotiation during the formal application process, placing greater emphasis on the value of early engagement prior to application submission. A robust pre-application process is key to maintaining high-quality outcomes and avoiding a more significant rise in refused applications. Anticipating this the service has done work over the past year to improve the pre-app service for minor development proposals.

3.5 Development Management launched a revised pre-application service at the start of Q1 2025/26, following consultation with service users and with support from the Council’s Strategy and Design team. The updated service includes enhanced advice for minor proposals, a tiered approach for householder and listed building submissions, and a free pre-application offer for eligible applicants installing energy efficiency measures under the Camden Climate Fund.

**Figure 1.8 – Planning Performance Agreements (PPA)**



3.6 Figure 1.8 illustrates the number of Planning Performance Agreements (PPAs) secured each quarter, along with their associated income. It is important to note that the income shown relates solely to PPAs and does not include standalone pre-application meetings.

3.7 In Q1 2025/26, there was a dip in both the number of PPAs secured and the income generated. However, this is not currently a cause for concern. A strong pipeline of schemes is progressing through the early stages of pre-application, many of which we are already negotiating PPAs on and which we would expect to be signed in Q2. Additionally, as shown in Figure 1.7, Q1 saw a high proportion of major and large-scale major pre-application requests further supporting the expectation of increased PPA activity in subsequent quarters.

3.8 PPAs play a vital role in the planning process by identifying key planning considerations early and enabling issues to be addressed proactively. They allow the Council to establish a clear programme for proposals to be developed and negotiated collaboratively with applicants and consultees. PPAs also facilitate meaningful engagement with stakeholders and help ensure that high-quality development outcomes are achieved.

3.9 Having undertaken a review of the pre-app service for minor developments, the service are keen to undertake a similar project on the major pre-app service. It is considered that improvements could be made to the pre-app offer to better meet customers needs and ensure that it is fully cost recovery.

#### 4. Review of performance against national and local indicators

4.1 Development Management performance is monitored against national and local targets: nationally set targets on speed and quality of decisions and locally the timeliness of decision-making and customer satisfaction.

##### National Targets

4.2 The national performance targets are for 60% Major and 70% non-major applications to be determined within the statutory time limit or with an Extension of Time (EoT) or Planning Performance Agreement (PPA), calculated over a 12 month period.

4.3 Local authorities are encouraged to use EoTs sparingly, primarily for complex applications, such as those involving S106 legal agreements, where unforeseen issues arise and require amendments, or in the case of significant public interest.

*Figure 1.9 - Percentage of decisions made within the target deadline or agreed extension of time over a 12 month period ending March 2025*

Area	Percentage of decisions made within the statutory time period (8 or 13 weeks) or the agreed time period	Percentage of decisions made within the statutory time period (8 or 13 weeks)
<b>Majors</b>		
Camden	100%	0%
Inner London Boroughs Average	96%	8%
London Boroughs Average	95%	12%
<b>Minors</b>		
Camden	84%	37%
Inner London Boroughs Average	92%	49%
London Boroughs Average	91%	58%

4.4 The national performance targets require that at least 70% of non-major applications and 60% of major applications are determined within the statutory timeframes (8 weeks for minors, 13 weeks for majors), or within an agreed EoT. Failure to meet these thresholds can result in a local authority being placed under designation, meaning its Development Management function could be taken over by central government.

4.5 The first column of figure 1.9 reflects decisions made within the statutory or agreed timeframe (including EoTs) and is the key measure used for designation. The second column, which excludes EoTs, is not used for designation purposes but is still monitored to provide a fuller picture of performance.

##### Majors

4.6 In Q1 2025/26, Camden determined 100% of major applications within the statutory or agreed timeframe. This is a strong result, exceeding the Inner



London average (96%) and the London-wide average (95%) and the national target of 60%.

4.7 However, when excluding EoTs, Camden’s performance drops to 0%, compared to 8% for Inner London and 12% across all London boroughs. This highlights the challenge of determining major applications within the strict statutory timeframe, due to their complexity, the need for negotiation and amendments, and the frequent requirement for a Section 106 legal agreement. It is hoped that review of the major pre-app service might offer scope for improving performance in this respect.

Minors

4.8 For minor applications, Camden determined 84% within the statutory or agreed timeframe, below the Inner London average of 92% and the London average of 91%, but still comfortably above the national target of 70%. The service’s aim is to improve on its current performance so that it aligns with the Inner London average.

4.9 Excluding EoTs, Camden’s performance falls to 37%, which is also below the Inner London average (49%) and the London average (58%).

4.10 It is important to note that this data reflects a 12-month period ending in March 2025, during which Camden was actively addressing a significant backlog of applications. While EoTs are routinely sought, they can be more difficult to secure when decisions are delayed or when applications are likely to be refused.

4.11 Recent improvements in processing times are expected to be reflected in future reporting periods. Despite the challenges, Camden’s performance on both major and minor applications remains well above national designation thresholds, indicating no current risk of intervention by central government.

4.12 ‘Designation’ also poses a risk to local planning authorities if the quality of decision-making is deemed poor, specifically, if 10% or more of total planning application decisions are overturned at appeal. The most recent data, covering the 24-month period ending in June 2024, is illustrated in Figure 1.10 below.

*Figure 1.10 -Quality of decision – Percentage of applications overturned at appeal*  
**Majors**

	Total major decisions and non-determined cases	Total major appeal decisions <sup>2</sup>	Major decisions overturned at appeal	<b>Quality of decisions (% overturned at appeal)</b>
<b>England</b>	<b>22144</b>	<b>1,408</b>	<b>642</b>	<b>2.9</b>
London	1629	99	37	<b>2.3</b>
Camden	53	1	0	<b>0.0</b>

### Non-majors

	Total non-major decisions and non-decided cases	Total non-major appeal decisions	Non-major decisions overturned at appeal	Quality of decisions (% overturned at appeal)
<b>England</b>	<b>593,273</b>	<b>22,553</b>	<b>6,625</b>	<b>1.1</b>
London	100,204	5,104	1612	1.6
Camden	2,794	98	24	0.9

### Majors

4.13 During this period, only one major application was subject to appeal. The appeal, which related to a Section 106 amendment for the approved development at 100 Avenue Road (reference: 2021/0025/P), was dismissed by the Planning Inspector. As no major application decisions were overturned, this reflects a continued high standard of decision-making.

### Non-majors

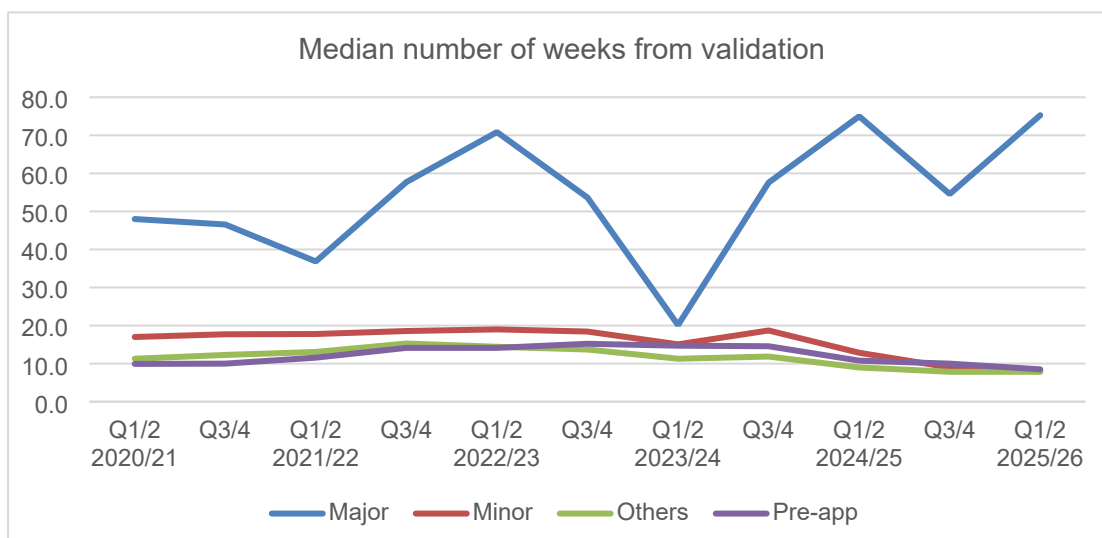
4.14 Of the 2,794 non-major application decisions made during this period, 98 were appealed. Of those, 24 were overturned, resulting in an overturn rate of just 0.9%. This is well below the 10% threshold for designation, indicating no current risk in this category.

4.15 The data can be found here: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics> (Table P152 for majors and Table P154 for non-majors).

## Local measures

### Time taken to determine applications

*Figure 1.11 – Timeliness of decision making*



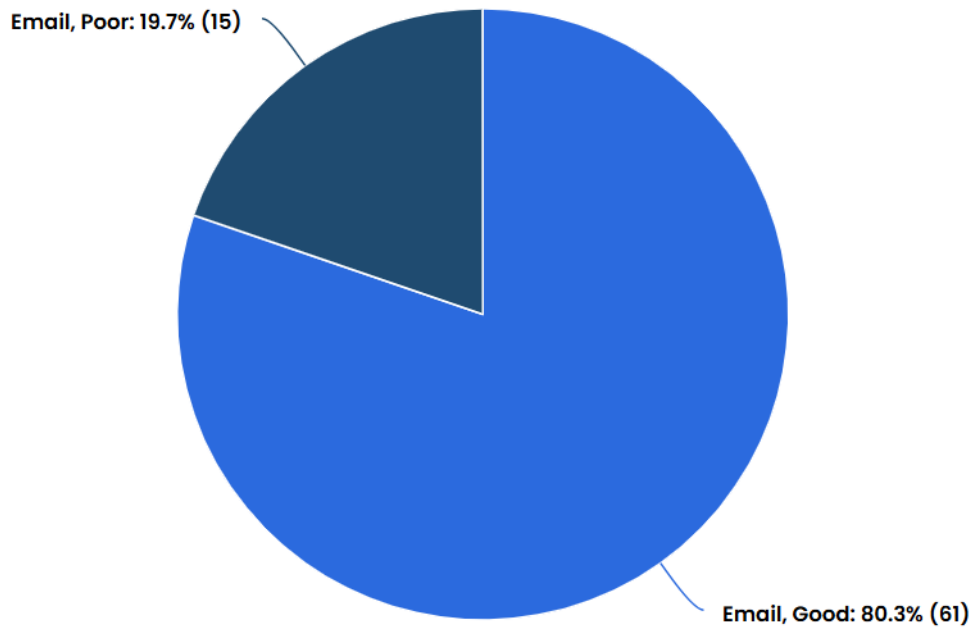
- 4.16 Figure 1.11 illustrates a continued improvement in the timeliness of decision-making throughout 2024/25 and into Q1 2025/26. The average time taken to determine applications has decreased across minor, other, and pre-application categories. In Q1 2025/26:
- Minor applications were determined in an average of 8 weeks
  - Other applications averaged 7.9 weeks
  - Pre-application requests averaged 8.5 weeks
- 4.17 This is quicker than any other period in the past 5 years and shows the excellent work the service has done in reducing application determination times.
- 4.18 Timeliness for major applications remains more variable. However, this is largely due to the relatively low volume of major applications, where a small number of complex cases, often involving extended Section 106 negotiations can significantly affect average times. As noted earlier in the report, all major applications in Q1 were determined within an agreed Extension of Time, ensuring compliance with national performance standards despite these complexities.

#### Customer satisfaction

- 4.19 We also assess performance through customer feedback collected via a satisfaction survey powered by GovMetric, a citizen experience solution.
- 4.20 The survey is distributed by email to planning agents or applicants following the determination of their applications. The current response rate stands at 11%, which is considered strong for this type of engagement. When the survey was first introduced in Q2 2024/25, the response rate was 17%, which was even higher. However, the current rate still represents a significant improvement compared to our previous survey, which had a response rate of just 2%. This increase means the feedback we receive is now more meaningful and representative of our customers' experiences.
- 4.21 The survey results are detailed in figures 1.12 to 1.17 below.

#### Figure 1.12 Overall Experience

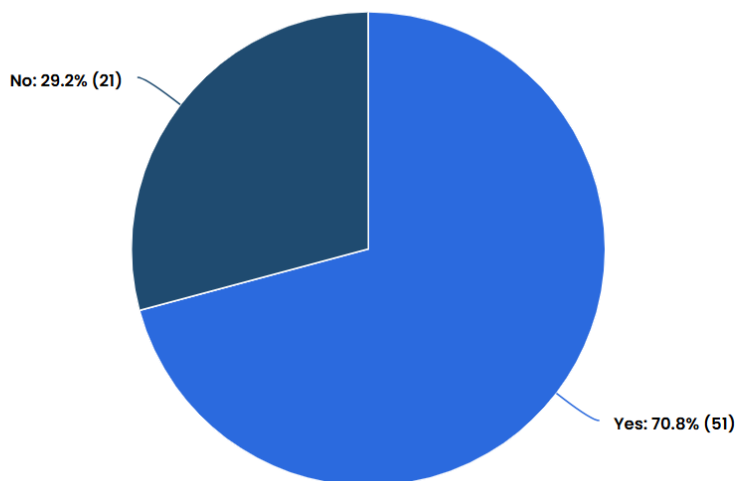
*Question: Putting aside the outcome of your planning application, how would you rate the service you received with regards to the planning application process?*



4.22 Figure 1.12 illustrates that 80.3% of survey respondents rated their overall experience with the service as good. This marks a notable improvement from the previous survey period, where 72% of respondents reported a positive experience.

*Figure 1.13 Speed of contact*

*Question: Did the planning officer contact you within 7 working days from when you submitted your application?*

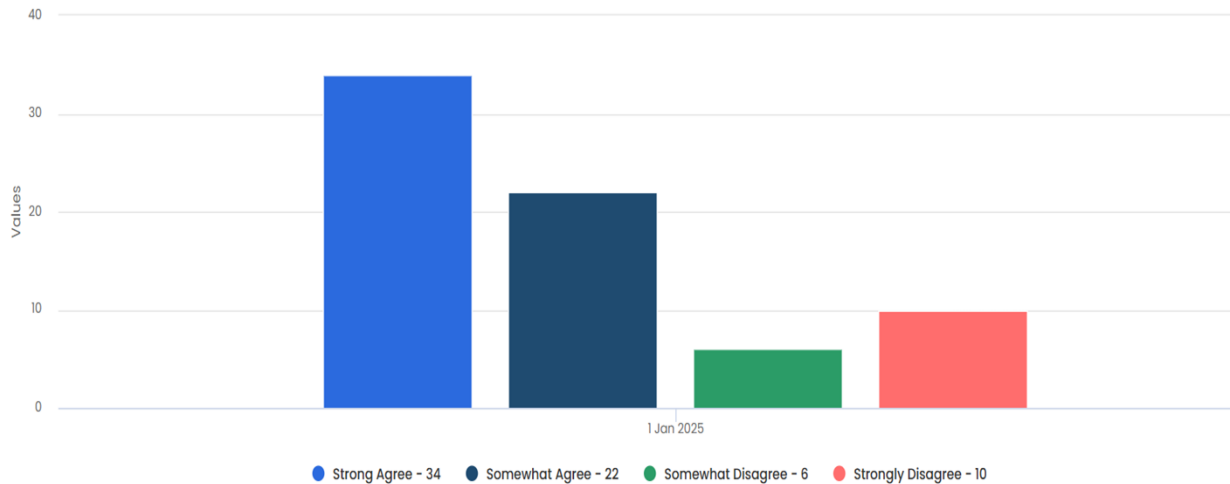


4.23 Figure 1.13 presents responses to a survey question regarding the speed of initial contact. This question was included to monitor improvements in the process of allocating applications shortly after submission and ensuring timely communication from the assigned case officer. Results from Q1 2025/26 show that 70.8% of applicants were contacted within seven days of

submission, an increase from 57.4% in the previous survey period. This represents a significant improvement and highlights a strong commitment to delivering prompt and responsive customer service from the outset of the application process.

**Figure 1.14 Kept informed**

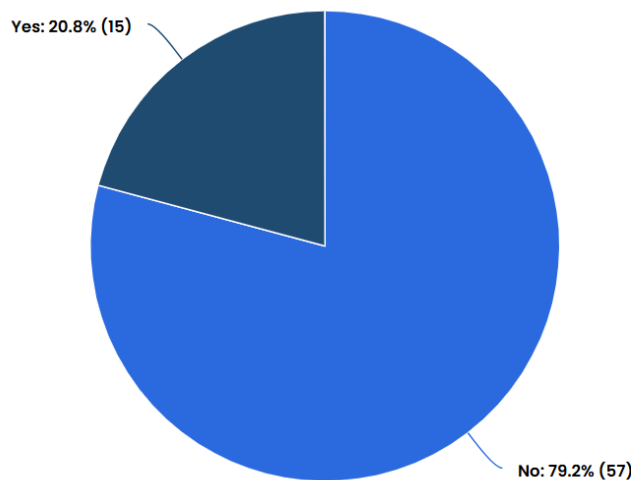
*Question: To what extent do you agree or disagree with the following statement: I felt informed about how my application would be dealt with?*



4.24 78% of surveyed customers responded positively when asked whether they felt well-informed throughout the application process. This represents an improvement from the previous period, where 70% reported a positive experience in this area. While the overall results are encouraging, there remains a need to ensure consistent communication from all officers, so that applicants are kept up to date on the progress of their applications at each stage.

**Figure 1.15 Pre-application advice**

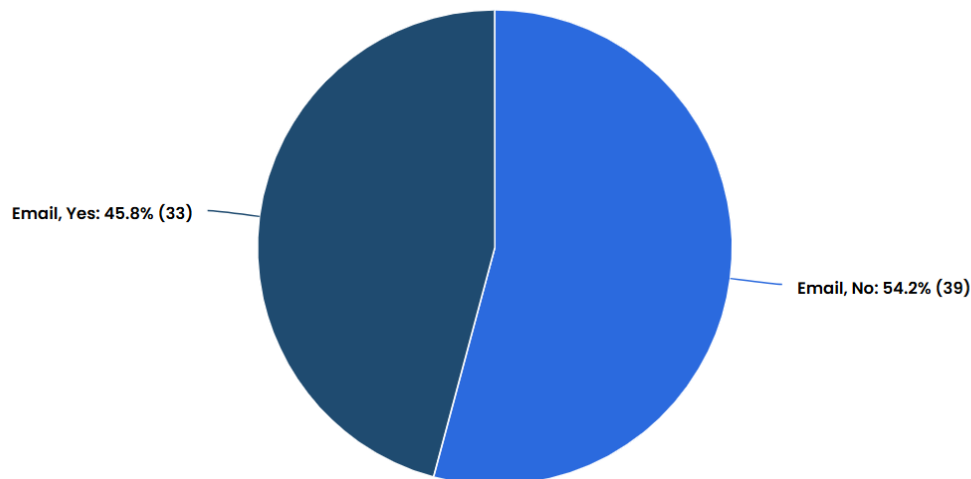
*Question: Did you seek pre-application advice on this proposal prior to submitting your application?*



- 4.25 Figure 1.15 details the response from a question which was added to the survey in Quarter 2 2024/25 to measure the use and success of the new pre-application service prior to its launch. Results from Q1 indicate that 79.2% of applicants did not seek pre-application advice. However, as the new service only launched in April and the survey reflects applications determined in Q1, these figures do not yet fully capture its uptake.
- 4.26 The service is actively promoting the benefits of pre-application engagement to improve submission quality, reduce the need for amendments, and support more positive and timely decision-making. A well-utilised pre-application service is expected to lead to higher-quality, policy-compliant applications that can be determined more efficiently.

Figure 1.16 – Application amendments

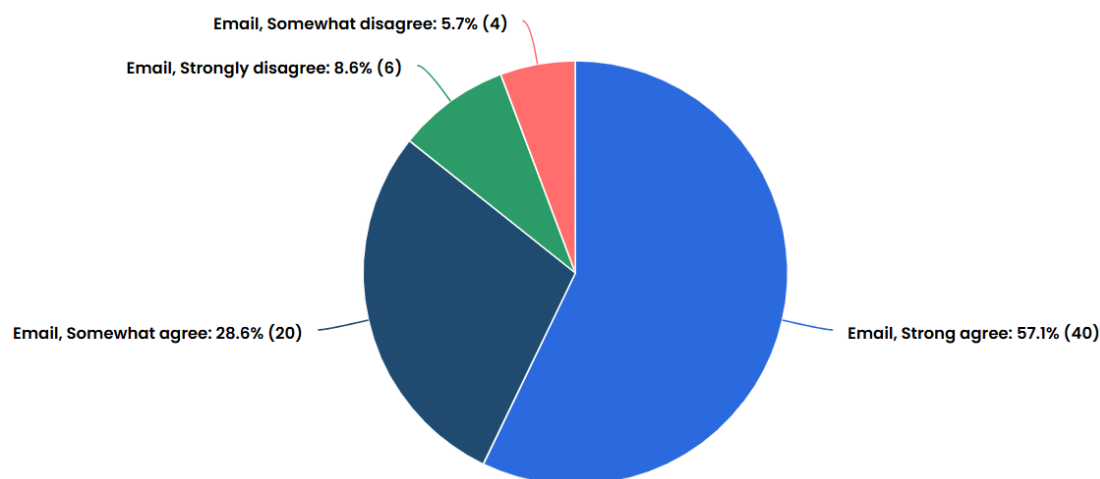
*Question: Did you make changes to your application following advice from the planning officer?*



- 4.27 Figure 1.16 highlights another question added to the survey in Q2 2024/25 regarding whether applicants made changes to their proposals following advice from the planning officer. The results indicate that the majority of applications were amended, which in most cases adds value to the proposal and contributes positively to the built environment. However, with increasing pressure to determine applications more quickly, there may be a future decline in the extent of amendments made, as tighter timeframes could limit opportunities, instead applicants should be encouraged to seek pre applications advice.

Figure 1.17 – Clarity of decision

*Question: I received clear advice about the reasons for the decision or recommendation on my application.*



- 4.28 Figure 1.17 presents responses to a survey question regarding whether clear reasoning was provided for the planning decision. A positive response was given by 85.7% of participants, an increase from 82% in the previous period, indicating a strong level of satisfaction with the clarity of decision-making. A closer look at the data reveals a correlation between negative responses and cases where applications were refused. However, it is worth noting that even among those whose applications were refused, many respondents still acknowledged that the reasoning provided was clear.
- 4.29 Overall, the survey results are encouraging and reflect the dedication and hard work of officers within the service. Nonetheless, there are areas for improvement, particularly in maintaining consistent and effective communication throughout the application process, an area we are actively working to strengthen.
- 4.30 It is important to recognise that the survey represents only a snapshot of customer feedback and should be considered in the context of the hundreds of individuals who engage with the planning service each quarter.
- 4.31 The customer satisfaction survey is just one of several channels through which feedback is received. While managers continue to receive some complaints, primarily related to delays or dissatisfaction with decisions, these are decreasing in number, suggesting progress in addressing key concerns.
- 4.32 Planning decisions often generate strong opinions, as they involve changes to the built environment that can affect people's homes and carry financial implications. It is therefore unsurprising that the process can evoke emotion, frustration, and complaints particularly in the current climate. There will always be differing views among applicants, neighbours, and other stakeholders about whether a scheme should be approved. Even the best-performing planning authorities will face criticism from those unhappy with an outcome. While it is nearly impossible to satisfy everyone, delivering a fair, transparent, and responsive service remains our ongoing goal.

## 5 Local Land Charges

*Figure 1.18 – No. of searches received and completed*

Quarter		Total searches received	Total searches completed	Total Searches created	% of searches completed within time (from date received)
2025/26	Q1	920	829	978	20%
	Q4	1,145	1,026	997	65%
2024/25	Q3	1,154	1,131	1,118	82%
	Q2	1,176	1,594	1,520	19%
	Q1	1,139	1,150	1,046	6%
	Q4	1,067	932	1,128	10%
2023/24	Q3	887	719	731	30%
	Q2	987	910	911	78%
	Q1	1,181	1,183	1,136	95%
	Q4	977	1,083	1,079	61%
2022/23	Q3	1,013	1,286	1,191	24%
	Q2	1,178	1,218	1,138	7%
	Q1	1,361	1,183	1,285	26%
	Q4	977	1,083	1,079	61%

*Figure 1.19 – No. of working days to complete searches*

Quarter		Average days from receiving to completion (EIR)	Average days from receiving to completion (non-EIR)
2025/26	Q1	20.2	33.1
2024/25	Q4	9.7	10.5
	Q3	8.5	16.8
	Q2	22.0	23.0
	Q1	27.3	31.5
2023/24	Q4	30.7	30.9
	Q3	17.6	29.2
	Q2	8.9	9.1
	Q1	4.6	5.4
2022/23	Q4	16.7	15.6
	Q3	20.8	27.2
	Q2	24.3	32.5
	Q1	27.6	22.8

5.1 Figure 1.18 shows a decline in the number of search requests submitted in Q1 2025/26 compared to the same period in 2024/25. This trend will be monitored



over the coming quarters to determine whether it indicates a longer-term pattern.

- 5.2 Figure 1.19 illustrates that the average time taken to return search requests in Q1 peaked at 33.1 days, exceeding the statutory timeframe. This delay was primarily due to the team being required to prioritise data improvement work requested by HM Land Registry, as part of the ongoing project to migrate the Local Land Charges Register. Although progress was temporarily hindered by factors beyond the team's control, the project is now nearing completion. With the data improvement work now nearly complete the team are going to be able to focus on clearing the backlog of searches and reducing the turnaround time on search requests, this will be our priority over the summer.
- 5.3 The purpose of the HM Land Registry migration project is to streamline the conveyancing process by enabling instant online access to the Local Land Charges Register. Full migration is expected to be completed by December 2025, which should result in faster and more efficient search services for customers.
- 5.4 Following the migration of the Local Land Charges Register to HM Land Registry, the Local Land Charges team will continue to be responsible for maintaining and updating the register. They will also remain responsible for responding to more detailed CON29 search requests, which include questions beyond the scope of formal charges recorded on the register. However, as a result of the migration, the service is expected to experience a reduction in income of approximately 30%.

## **6. Conclusion**

- 6.1 As this report evidences, the Development Management and Local Land Charges services have demonstrated strong performance. In respect of Development Management the service is exceeding both local and national targets, and therefore faces no risk of designation.
- 6.2 Development Management has successfully adapted its processes and procedures to align with evolving performance standards, leading to a notable reduction in the time required to determine minor applications. This has resulted in positive outcomes for both the service and its customers. While pre-application requests remain steady, there has been a temporary reduction in income due to fewer Planning Performance Agreement (PPA) requests; however, this is not a concern given the pipeline of projects expected to result in PPAs later in the year. Although some complaints regarding service delays are still received, their number is decreasing, and the vast majority of applicants remain satisfied with the service provided.
- 6.3 The Local Land Charges team are working hard to manage and complete the necessary data improvement work to facilitate the HM Land Registry Migration project. They have also continued to provide the local land charges service and will over the coming months reduce the backlog of search requests.

**7. Finance Comments of the Executive Director Corporate Services**

7.1 The Finance Officer has been consulted and has no comments.

**8. Legal Comments of the Borough Solicitor**

8.1 The Borough Solicitor has been consulted and has no legal comments.

**9. Environmental Implications**

9.1 There are no environmental implications arising from this report.

**10. Appendices**

Appendix 1 – Cases referred to Planning Committee from Members' Briefing Panel (April 2024 – June 2025)

**REPORT ENDS**

Appendix 1: Cases referred to Planning Committee from Members' Briefing Panel  
(April 2024 – June 2025)

Address	Ward	No of objections	Proposal	Recommendation	Committee decision
Flat 6 9-11 Belsize Grove London NW3 4UU	Belsize	19	2022/2863/P - Erection of a single storey timber garden studio for ancillary residential purposes.	Granted	Granted
Utopia Village 7 Chalcot Road London NW1 8LH	Primrose Hill	123	2023/4757/P - Demolition of existing lean-to structures along the eastern boundary, erection of infill extension, alterations to the exterior of the building including replacement/alteration of windows and doors, removal of external services and plant, improvement of some external finishes, replacement of sections of roof, recladding of external stair case, installation of vents and over-cladding to plant room, refurbishment of bridge structure, installation of air intake/exhaust features associated with ventilation/heating/cooling systems, external courtyard landscaping works and replacement of entrance gates.	Granted	Granted
187 Kentish Town Road London NW1 8PD	Kentish Town South	17	2024/0601/P - Change of ground floor use from Cinema (Sui Generis) to Flexible Use for Cinema (Sui Generis) / Class F.1 / Class F.2 / Class E	Granted Subject to a Section 106 Legal Agreement	Granted subject to a Section 106 Legal Agreement and Warning of Enforcement Action
Darwin Court Gloucester Avenue London NW1 7BG	Primrose Hill	109	2024/1039/P - Erection of single-storey roof extensions to the five properties comprising Darwin Court to provide new residential units (Class C3). Associated works including accessibility enhancements, fire safety upgrades, waste and refuse store enhancements, landscaping and other works.	Granted Subject to a Section 106 Legal Agreement	Granted Subject to a Section 106 Legal Agreement
50 Maresfield Gardens London NW3 5RX	Belsize	5	2023/3017/P - Replacement side extension behind new brick wall, basement extension with lightwells to the rear, new fenestration and roof form, soft and hard landscaping, garden shed/bike store and plant enclosure to house Air Source Heat Pumps.	Granted	Granted Subject to a Section 106 Legal Agreement

Address	Ward	No of objections	Proposal	Recommendation	Committee decision
Lower Ground Floor Flat Leigh House 73 South End Road London NW3 2RJ	Hampstead Town	14 / 1	2024/1274/P - Erection of rear extension to lower ground floor; erection of outbuilding in the rear garden.  2024/2098/L - Erection of rear extension to lower ground floor; internal alterations at lower ground floor.	Granted / Granted	Granted / Granted
Alexandra Road Estate Rowley Way London NW8 0SF	Kilburn	551 / 540	2023/5339/P - External works including replacement of existing single glazing with double glazing and associated works  2024/0286/L - Replacement of existing single glazing with double glazing, removal of domestic hot water cylinders and installation of new heating interface units, emitters and associated internal works	Granted / Granted	Granted Subject to a Section 106 Legal Agreement / Granted
147-151 Haverstock Hill London NW3 4RU	Belsize	52	2024/3704/A - Retrospective application for Display of 5 x externally illuminated (trough-lit) fascia panels on Haverstock Hill and Belsize Grove elevations and 1 x non-illuminated vinyl sign applied externally to transom glazing above main entrance door.	Granted	Granted and Warning of Enforcement Action
Selkirk House 166 High Holborn London WC1A 1JR	Holborn and Covent Garden	23	2024/4662/P - Variation of Condition of 2023/2510/P to reflect proposed changes to the ground floor and basement (levels 1 and 2) layout, including a revised servicing strategy and associated alterations to entrances; alterations to core layout at upper floors; and changes to the elevations across the upper floors of 1 Museum Street including changes to the floor levels, additional glazing to the facade, introduction of inset terraces at levels 7, 10 and 15 and openable vent panels and revised BMU layout at roof level.	Granted Subject to a Section 106 Legal Agreement	Granted Subject to a Section 106 Legal Agreement
Princes Circus Drinking Fountain Princes Circus Shaftesbury Avenue London WC2	Holborn and Covent Garden	3	2024/2172/L - Variation, and details to enable the discharge of, condition 5 of 2020/1446/L, granted on 23/02/2021 for the dismantling, cleaning, refurbishment, storage and relocation of the Princes Circus drinking fountain to a site in front of Shaftesbury Theatre, as part of wider West	Granted	Granted

Address	Ward	No of objections	Proposal	Recommendation	Committee decision
			End Project relandscaping scheme.		

**REPORT ENDS**