

APPEAL DECISIONS JULY 2009

PLANNING APPEALS

Ward:	Bounds Green
Reference Number:	HGY/2009/0034
Decision Level:	Delegated

47 Palace Road N11 2PU

Proposal:

Erection of a single storey rear extension and conversion of the house into a 1 x 2 person apartment and 1 x 4 person apartments

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposal on the supply of housing within the borough

The effect of the proposal on the character and appearance of the area

Result:

Appeal Part **Allowed** – rear extension 21 July 2009

Ward:	Crouch End
Reference Number:	HGY/2008/1020 & 1021
Decision Level:	Delegated

Land to the rear of 27-47 Cecile Park N8 9AX

Proposal:

HGY/2009/1020

Appeal A: Demolition of 39 no. existing garage lock-ups and construct 5 no. two/three storey three bed houses with associated landscaping and 10 no. parking spaces.

HGY/2008/1021

Appeal B: Conservation Area Consent for the demolition of 39 existing garages on the site

Type of Appeal:

Public Inquiry

Issue:

Appeal A

The effect of the living conditions of neighbouring occupiers, and those of the future occupiers of the proposed development itself

The effect of the proposed design and layout on the character and appearance of the Crouch End Conservation Area

The effects of the loss of the existing garages on the supply of car parking spaces in the area and any consequent effects in terms of congestion, highway safety or visual impact due to additional on-street parking

Appeal B

The effects on the proposed demolition on the character and appearance of the Conservation Area

Result:

Appeal A **Dismissed** 30 July 2009

Appeal B **Allowed** 30 July 2009

Award for Cost **Allowed** 30 July 2009

Ward:	St Ann's
Reference Number:	HGY/2008/1639
Decision Level:	Delegated

36 Avenue Road N15 5JH

Proposal:

Retention of single storey rear extension

Type of Appeal:

Informal Hearing

Issue:

The effect of the development on the character and appearance of the surrounding area

Result:

Appeal **Allowed** 31 July 2009

Ward:	White Hart Lane
Reference Number:	HGY/2008/2193
Decision Level:	Delegated

291 The Roundway N17 7AJ

Proposal:

Erection of single storey rear extension at ground floor level and first floor side extension with alterations

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of the area and the house

Result:

Appeal **Dismissed** 8 July 2009

Ward:	Woodside
Reference Number:	HGY/2008/0152
Decision Level:	Delegated

25 Watson Road N22 7TZ

Proposal:

Redevelopment of the site (including demolition and clearance of existing buildings) for a proposal that comprises 66 residential dwellings and a commercial building of 400sqm together with car parking and hard and soft landscaping

Type of Appeal:

Public Inquiry

Issue:

Whether the appeal scheme would result in an acceptable form and quality of design having regard to its effect on the character and appearance of the area (including the effect on the adjacent Trinity Gardens Conservation Area and on the setting of Listed Building in Bounds Green Road)

The effect on the living condition of occupants of nearby dwellings and on future residents of the appeal scheme in particular through potential overlooking, inadequate aspect and lack of amenity space

The effect on the retention and creation of employment in the locality

The effect on housing supply in the London Borough of Haringey

The effect on on-street parking and highway safety

Result:

Appeal **Allowed** 10 July 2009

Award for costs **Allowed** 10 July 2009

ENFORCEMENT APPEAL JULY 2009

Ward:	Bounds Green
Reference Number:	N/A
Decision Level:	Enforcement

17 Whittington Road N22 8YS

Proposal:

Conversion of a single family dwelling into six self contained units

Type of Appeal:

Written Representation

Issue:

The effect on the character of the Bowes Park Conservation Area

Result:

Appeal **Dismissed** 31 July 2009

Ward:	Bruce Grove
Reference Number:	N/A
Decision Level:	Enforcement

39 Elsdon Road N17 6RY

Proposal:

Installation of railings and water tank on roof

Type of Appeal:

Written Representation

Issue:

The visual impact on the character and appearance

Result:

Appeal **Dismissed** 31 July 2009

Ward:	Harringay
Reference Number:	N/A
Decision Level:	Enforcement

646 Green Lanes N8 0SD

Proposal:

Erection of a rear outbuilding and palisade boundary fencing

Type of Appeal:

Written Representation

Issue:

Whether or not the steps required by the Enforcement Notice were excessive and that lesser steps would have overcome the objection

Result:

Appeal **Dismissed** 31 July 2009

Ward:	St Ann's
Reference Number:	N/A
Decision Level:	Enforcement

36 Avenue Road N15 5JH

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issue:

The effect of the development on the character and appearance of the surrounding area

Result:

Appeal **Allowed** 31 July 2009