

APPEAL DECISION JUNE 2008

PLANNING APPEALS

Ward:	Crouch End
Reference Number:	HGY/2007/1456
Decision Level:	Delegated

9 Cecile Park N8 9AX

Proposal:

Enlargement of existing basement and creation of lightwell to front elevation, alterations to steps to front elevation

Type of Appeal:

Written Representation

Issues:

Whether the proposal would preserve or enhance the character or appearance of the Crouch End Conservation Area

Result:

Appeal **Dismissed** 6 June 2008

Ward:	Crouch End
Reference Number:	HGY/2007/0986 & 0983
Decision Level:	Delegated

Rear of 29 Haringey Park N8 9JD

Proposal:

HGY/2007/0986 – Conservation Area Consent for demolition of existing workshop/storage garage and the erection of single storey dwellinghouse with associated garage, terrace and rear garden

HGY/2007/0983 – Demolition of existing workshop/storage garage and erection of a single storey dwelling house with associated garage, terrace and rear garden

Type of Appeal:

Informal Hearing

Issues:

Whether the proposal would serve to preserve or enhance the character or appearance of the Crouch End Conservation Area

Whether or not the proposal could be adequately serviced

Whether the demolition of the existing buildings, in the absence of an approved replacement building would serve to preserve or enhance the character or appearance of the Conservation Area

Result:

Both Appeals Dismissed 18 June 2008

Ward:	Hornsey
Reference Number:	HGY/2007/1789
Decision Level:	Delegated

Land between 41 & 43 Rectory Gardens N8 7PJ

Proposal:

Demolition of existing dis-used garages and construction of single family dwelling, part single storey and part 2 storey

Type of Appeal:

Written Representation

Issues:

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

The effect on the living conditions of neighbouring residents with particular regard to visual impact, daylight and sunlight, privacy, noise, disturbance and pollution

Result:

Appeal **Dismissed** 5 June 2008

Ward:	Hornsey
Reference Number:	HGY/2007/2609
Decision Level:	Delegated

Corner of Rosebery Gardens & 55 Topsfield Parade, Tottenham Lane N8 8SH

Proposal:

Display of rear illuminated advertising display panel measuring 3.3m by 3.

Type of Appeal:

Written Representation

Issues:

The visual impact of the panel at the site and within the surroundings

Result:

Appeal **Dismissed** 24 June 2008

Ward:	Noel Park
Reference Number:	HGY/2006/1975
Decision Level:	Delegated

Alexandra works 50 Clarendon Road N8 0DJ

Proposal:

Demolition of existing buildings and construction of new mixed use development comprising a B1 unit (commercial) and residential 2 x 1 bed flats, 2 x 2 bed flats, and 1 x 2 bed Duplex flat

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposed development on the supply of small scale employment units within the Borough

Result:

Appeal **Dismissed** 11 June 2008

Ward:	Seven Sisters
Reference Number:	HGY/2007/2285
Decision Level:	Delegated

26 Crowland Road N15 6UT

Proposal:

Conversion into 2 self contained flats

Type of Appeal:

Written Representation

Issues:

Whether the proposed development is acceptable having regard to the Council policy on conversions.

Result:

Appeal **Allowed** 25 June 2008

Ward:	Seven Sisters
Reference Number:	HGY/2007/0848
Decision Level:	Delegated

44 Eade Road N4 1DH

Proposal:

Certificate of Lawfulness for use as 9 individual letting rooms

Type of Appeal:

Public Inquiry

Issues:

Whether the use for which the certificate is sought had commenced by the start of the 10 year period immediately preceding the date of receipt of the application and if so, whether it continued through out that period without material interruption

Result:

Appeal **Dismissed** 24 June 2008

Ward:	Seven Sisters
Reference Number:	HGY/2007/1161
Decision Level:	Delegated

22 Gladesmore Road N15 6TB

Proposal:

Conversion of a dwelling into flats

Type of Appeal:

Written Representation

Issues:

Whether the proposal provides satisfactory living conditions for existing and future occupiers

The effect of the proposal on the supply of single family dwellings within the Borough, having regard to the Council's policies and adopted Supplementary Planning Guidance (SPG)

Result:

Appeal **Dismissed** 3 June 2008

Ward:	Stroud Green
Reference Number:	HGY/2007/2298
Decision Level:	Delegated

22B Ferme Park Road N4 4ED

Proposal:

Conversion of basement with light well at the front and patio at rear

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the existing property and its surroundings, having regard to the location within the Stroud Green Conservation Area

Result:

Appeal **Allowed** 12 June 2008

Ward:	Tottenham Green
Reference Number:	HGY/2007/0662
Decision Level:	Delegated

23 Summerhill Road N15 4HF

Proposal:

Removal of 6ft 7in in length of 3ft 6in high wooden fence and hedge, and installation of bi-fold Victorian style black wrought iron gates

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development would have on the character of the Clyde Circus Conservation Area

Result:

Appeal **Allowed** 19 June 2008

Ward:	Tottenham Green
Reference Number:	HGY/2007/1200
Decision Level:	Delegated

101 West Green Road N15 5DE

Proposal:

Erection of rear first floor extension

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the locality, having regard to its position within the Clyde Circus Conservation Area

The effect on the amenities of the occupiers of the neighbouring property at 103 West Green Road

Result:

Appeal **Dismissed** 12 June 2008

Ward:	Tottenham Hale
Reference Number:	HGY/2007/1718
Decision Level:	Delegated

25 Ashley Road N17 9LJ

Proposal:

Erection of new café/restaurant and demolition of existing café/restaurant building

Type of Appeal:

Informal Hearing

Issues:

The implications of the proposed development for the provision of the “Ashley Link” proposed in the adopted Urban Centre Master Plan for the Tottenham Hale Opportunity Area

Result:

Appeal **Allowed** 19 June 2008

Ward:	West Green
Reference Number:	HGY/2007/1247
Decision Level:	Delegated

415-417 Lordship Lane N17 6AG

Proposal:

Erection of single storey rear extension to shop

Type of Appeal:

Written Representation

Issues:

Whether the proposed development would constitute overdevelopment of the site

Whether the development would preserve or enhance the character or appearance of the area

Whether the proposed development would prejudice highway safety

Result:

Appeal **Allowed** 19 June 2008

ENFORCEMENT APPEAL

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

Unit 4, Gaunson House, Markfield Road N15 4QQ

Proposal:

Change of use from an industrial unit to a place of worship

Type of Appeal:

Written Representation

Issues:

Whether the use of the site as a place of worship is acceptable having regard to development plan policies for the protection of defined employment areas

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

Unit 4, Gaunson House, Markfield Road N15 4QQ

Proposal:

Change of use from an industrial unit to a place of worship

Type of Appeal:

Written Representation

Issues:

Whether the use of the site as a place of worship is acceptable having regard to development plan policies for the protection of defined employment areas

Result:

Both Appeals **Dismissed** 30 June 2008