

APPEAL DECISIONS SEPTEMBER 2008

PLANNING APPEALS

Ward:	Bounds Green
Reference Number:	HGY/2008/0224
Decision Level:	Delegated

141 Bounds Green Road N11 2ED

Proposal:

Creation of vehicle crossover to a classified road

Type of Appeal:

Written Representation

Issue:

The effect on the safety of pedestrians and road user

The effect on the character and appearance of the street scene

Result:

Appeal **Allowed** 23 September 2008

Ward:	Crouch End
Reference Number:	HGY/2007/0970 & 1812
Decision Level:	Delegated

Land to the rear of 62-70 Coolhurst Road N8 8EU

Proposal:

HGY/2007/0970

Appeal A - Erection of one new five bedroom dwelling

HGY/2007/1812

Appeal B – Erection of new four bedroom dwelling

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposed development on the character and appearance of the appeal site and its surroundings, having particular regard to its location within the Crouch End Conservation Area

Result: Both Appeals **Allowed** 16 September 2008, **Cost Awarded** 16 September 2008

Ward:	Harringay
Reference Number:	HGY/2007/1284
Decision Level:	Delegated

7 Coningsby Road N4 1EG

Proposal:

Alteration to existing basement granted permission in 2003, to form separate one bed self contained flat

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character of the surrounding area

Whether the living conditions at the new dwelling are acceptable

Result:

Appeal **Dismissed** 16 September 2008

Ward:	Muswell Hill
Reference Number:	HGY/2007/1485
Decision Level:	Delegated

27 Church Crescent N10 3NA

Proposal:

Redesign of stairs to street to reduce steepness and step height plus provide handrail; provision of off-street parking; removal of flowerbed to re-open access to basement and sewage manhole cover

Type of Appeal:

Written Representation

Issue:

Whether the works preserve or enhance the character or appearance of the Muswell Hill Conservation Area

Result: Appeal **Allowed** 24 September 2008

Ward:	Noel Park
Reference Number:	HGY/2007/2569
Decision Level:	Delegated

205-207 High Road N22 6DR

Proposal:

Addition of a fourth floor to provide one x one bedroom self contained flat

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of the area and whether the proposed flat would increase the overall density of the residential element of the development to an unacceptable level

Result:

Appeal **Dismissed** 17 September 2008

Ward:	Tottenham Green
Reference Number:	HGY/2007/1582
Decision Level:	Delegated

60-68 Markfield Road N15 4RD

Proposal:

Use of first floor as administrative offices, training workshop with ancillary use as place of workshop with ancillary use as place of worship on Sundays, ground floor as storage and distribution

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposal on the supply of premises for employment use

Result:

Appeal **Dismissed** 17 September 2008

Ward:	West Green
Reference Number:	HGY/2007/2142
Decision Level:	Delegated

266 West Green Road N15 3QR

Proposal:

Change of use of use from retail (A1) to take-away/restaurant (A3) without complying with a condition attached to planning permission Ref: HGY/1999/1258, dated 16 November 1999. The condition in dispute is No.2 which states that: The use hereby permitted shall not be operated before 08.00 or after 23.30 hours on Monday to Sunday. The reason given for the condition is: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished

Type of Appeal:

Written Representation

Issue:

The effect of the proposed increased night time opening hours on the living conditions of local residents, including those living above the take-away, as a result of noise and disturbance

The effect of the proposed increase night time opening hours on crime and disorder in the surrounding area

Result:

Appeal **Allowed** 24 September 2008

Subject to condition limiting the opening hours to 1000 to 0300

ENFORCEMENT APPEALS

Ward:	Clyde Circus
Reference Number:	N/A
Decision Level:	Enforcement

29 Dorset Road N15 5AJ

Proposal:

Conversion of a single family dwelling house into two self contained flats

Type of Appeal:

Written Representation

Issue:

The length of time for compliance

Result:

Appeal **Allowed** 5 September 2008

In relation to the extension of the time period for the compliance with the Enforcement Notice

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

1 St Margarets Avenue N15 3DH

Proposal:

Conversion of the property into three self contained flats

Type of Appeal:

Public Inquiry

Issue:

That planning permission was required

That the Enforcement Notice be varied to allow the flats to remain

That the time allowed for compliance should be extended

Result: Appeal **Dismissed 23** September 2008

That time limited for compliance extended from 3 months to 6 months