

APPEAL DECISION OCTOBER 2008

PLANNING APPEALS

Ward:	Alexandra
Reference Number:	HGY/2007/1535
Decision Level:	Delegated

135A Alexandra Park Road N22 7UL

Proposal:

Erection of a shed in the rear garden

Type of Appeal:

Written Representation

Issues:

The effect upon the amenities of adjoining residents

The effect upon the appearance of the locality

Result:

Appeal **Dismissed** 10 October 2008

Ward:	Fortis Green
Reference Number:	HGY/2007/1829
Decision Level:	Delegated

Land Between 27-29 Aylmer Road N2 0BS

Proposal:

Provision of three lawn tennis courts with pavilion and parking for 6 vehicles

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the nature conservation value of the site and in turn on the character and appearance of the Highgate Conservation Area

Result:

Appeal **Dismissed** 28 October 2008

Ward:	Fortis Green
Reference Number:	HGY/2007/2278 & 2277
Decision Level:	Delegated

150 Fortis Green N10 3PA

Proposal:

Appeal A – HGY/2007/2278

Demolition of existing building and erection of part four/part five storey building comprising of clinic on ground floor level, 6 x 3 bed and 3 x 2 bed flats with 10 parking spaces, bicycle store, refuse and private amenity space

Appeal B – HGY/2007/2277

Conservation Area Consent for demolition of existing building and erection of part four/part five storey building comprising of clinic on ground floor level, 6 x 3 bed and 3 x 2 bed flats with 10 parking spaces, bicycle store, refuse and private amenity space

Type of Appeal:

Written Representation

Issues:

Whether the proposed development would preserve or enhance the character and appearance of the Muswell Hill Conservation Area

The effect on neighbouring residents living conditions in terms of loss of light, outlook and privacy

Whether the development includes a satisfactory dwelling mix in terms of small units and affordable housing

Result:

Both Appeals **Dismissed** 10 October 2008

Ward:	Fortis Green
Reference Number:	HGY/2007/2118
Decision Level:	Delegated

54 Great North Road N6 4LT

Proposal:

Conversion of the existing residential house to four residential units

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the property and the street scene

The effect on the living conditions of neighbouring and future residents

Whether having regards to the Councils policies and guidance towards Houses in Multiple Occupation and dwelling mixes for conversions, the proposed mix of dwelling units would be appropriate

Result:

Appeal **Dismissed** 10 October 2008

Ward:	Harringey
Reference Number:	HGY/2007/2507
Decision Level:	Delegated

48 Grand Parade, Green Lanes N4 1AG

Proposal:

Change of use from council offices to an 'adult gaming centre' (sui generis) incorporating new shop front

Type of Appeal:

Public Inquiry

Issues:

The effects of the proposal, in combination with other uses, on the amenities of nearby commercial and residential occupiers by reason of noise, litter, nuisance or anti-social behaviour including crime and the fear of crime

The effect of the proposed development on the attractiveness, vitality and viability of the district shopping centre at Green Lanes

Result:

Appeal **Allowed** 6 October 2008

Cost: Part costs awarded against the Council in relation to the Council's reason for refusal relating to noise, litter and over-concentration of associated uses

Ward:	Highgate
Reference Number:	HGY/2007/1791
Decision Level:	Delegated

18 Bishopswood Road N6 4NY

Proposal:

Erection of new front wall, gates and railings

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Dismissed** 7 October 2008

Ward:	Muswell Hill
Reference Number:	HGY/2008/0261
Decision Level:	Delegated

30 Church Crescent N10 3NE

Proposal:

Creation of one bedroom basement flat

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on parking/traffic conditions, the availability of single family houses.

The effect on the living condition of neighbouring residents having particular regard to noise/disturbance.

Result:

Appeal **Allowed** 15 October 2008

Ward:	Muswell Hill
Reference Number	HGY/2007/1334
Decision Level:	Delegated

Buckingham Lodge, 2 Muswell Hill N10 3TG

Proposal:

Replacement of existing metal "crittall" windows with UPVC windows

Type of Appeal:

Written Representation

Issues:

The effect of the UPVC replacement windows on the character and appearance of the building and the surrounding area.

Result:

Split Decision in part and allowed in part, in relation to the rear elevation 7 October 2008

Ward:	Muswell Hill
Reference Number:	HGY/2007/1823
Decision Level:	Delegated

Former Hornsey Central Hospital, Park Road N8 8JL

Proposal:

Redevelopment of site to provide for 70 residential units and associated parking

Type of Appeal:

Informal Hearing

Issues:

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

The effect of the proposed density of development, including on the living conditions of future occupiers in terms of outlook and amenity space provision

Whether the dwelling mix proposed would meet the needs of the local community

Whether, in the light of adopted policies, the proposal makes sufficient provision for the additional education, environmental and highway needs generated by the proposed development, and affordable housing

Result:

Appeal **Dismissed** 10 October 2008

Ward:	Muswell Hill
Reference Number:	HGY/2007/2363
Decision Level:	Delegated

Flat 1, 68 Priory Road N8 7EX

Proposal:

Erection of trellis screen around perimeter of garden and a small garden shed

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Dismissed** 7 October 2008

Ward:	Seven Sisters
Reference Number:	HGY/2007/1739
Decision Level:	Delegated

27 Ferndale Road N15 6UF

Proposal:

Erection of a single storey rear extension and the conversion of the property into two self contained flats

Type of Appeal:

Written Representation

Issues:

Whether the proposal would be likely to affect existing residential amenities in the street in a materially adverse way

Result:

Appeal **Allowed** 24 October 2008

Ward:	Stroud Green
Reference Number:	HGY/2007/2629
Decision Level:	Delegated

47E Ridge Road N8 9LJ

Proposal:

Conversion of rear dormer/part pitched roof into balcony

Type of Appeal:

Written Representation

Issues:

The effect upon the residential amenity of neighbours

Result:

Appeal **Allowed** 10 October 2008

Ward:	Tottenham Green
Reference Number:	HGY/2008/0415
Decision Level:	Delegated

261 High Road N15 4RR

Proposal:

Retention of a non-illuminated advertising panel measuring 6.4m x 1.6

Type of Appeal:

Written Representation

Issues:

Whether the poster panel would affect the character and appearance of the appeal premises and the conservation area

Result:

Appeal **Dismissed** 29 October 2008

Ward:	West Green
Reference Number:	HGY/2008/0092
Decision Level:	Delegated

308 West Green Road N15 3QR

Proposal:

Redevelopment of the site involving construction of a single block of 3 to 4 storeys comprising 43 residential units with 511 m2 ground floor commercial/retail units(s) and associated access, parking, cycle parking, landscaping and associated works

Type of Appeal:

Informal Hearing

Issues:

Whether for reasons of design or size, the built development would appear over-prominent or overbearing in its local context

Whether the proposed mix or size of residential units has material defects, given the likely inhabitants

Whether the proposed retail space would be likely to result in local over-provision or adversely affect the local shopping centre

Result:

Appeal **Allowed** 31 October 2008

Ward:	White Hart Lane
Reference Number:	HGY/2008/0181
Decision Level:	Delegated

291 The Roundway N17 7AJ

Proposal:

Extensions and alterations

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the existing dwelling and the area nearby

The impact of the proposal on the living conditions of the occupiers of the neighbouring property with particular reference to overlooking and outlook

Result:

Appeal **Dismissed** 7 October 2008

Ward:	Woodside
Reference Number:	HGY/2008/0079
Decision Level:	Delegated

Land Adjacent to 39 Eldon Road N22 5DX

Proposal:

Erection of new two bedroom dwelling on vacant brown field site

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the street scene and on the living conditions of its potential occupants with particular regard to amenity space provision

Result:

Appeal **Dismissed** 13 October 2008

ENFORCEMENT APPEAL AUGUST 2008

Ward:	Muswell Hill
Reference Number:	N/A
Decision Level:	Enforcement

Flat 1, 68 Priory Road N8 7EX

Proposal:

Erection of a trellis screen on the front boundary walls

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Dismissed** 7 October 2008

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

72 Stroud Green Road N4 3ER

Proposal:

Erection of railings on flat roof

Type of Appeal:

Written Representation

Issues:

The effect of the development on the living conditions of neighbouring residents with particular regard to overlooking and privacy

Result:

Appeal **Dismissed** 7 October 2008