

APPEAL DECISIONS JANUARY 2009

PLANNING APPEALS

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| Ward: | Alexandra |
| Reference Number: | HGY/2008/0100 |
| Decision Level: | Delegated |

112 Alexandra Park Road N10 2AH

Proposal:

Renewal of planning approval (HGY/054937) dated 18 August 2008 for restaurant use (class A3) of ground floor

Type of Appeal:

Written Representation

Issue:

Whether the proposed change of use would harm the viability and vitality of the Alexandra Park Road shopping parade and whether there would be a significant break in the continuity of the retail frontage

Result:

Appeal **Allowed** 12 January 2009

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|--------------------------|----------------------|
| Ward: | Bounds Green |
| Reference Number: | HGY/2008/0438 |
| Decision Level: | Delegated |

6 & 8 Whittington Road N22 8YD

Proposal:

Retention of existing PVC windows to upper floors

Type of Appeal:

Written Representation

Issue:

Whether the proposal would preserve or enhance the character and appearance of the Bowes Park Conservation Area

Result:

Appeal **Dismissed** 29 January 2009

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|--------------------------|----------------------|
| Ward: | Fortis Green |
| Reference Number: | HGY/2007/0475 |
| Decision Level: | Delegated |

5 Birchwood Avenue N10 3BE

Proposal:

Creation of a vehicle crossover to a Borough Road

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on highway safety and its effect on the character and appearance of the Conservation Area

Result:

Appeal **Dismissed** 23 January 2009

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|--------------------------|----------------------|
| Ward: | Highgate |
| Reference Number: | HGY/2007/1068 |
| Decision Level: | Delegated |

Red Gables, Courtenay Avenue N6 4LR

Proposal:

Felling of one x Oak tree

Type of Appeal:

Written Representation

Issue:

The impact of the felling of the oak tree on the character and appearance of the surrounding area

Whether the condition of the tree has been demonstrated to justify the proposed felling

Result:

Appeal **Allowed** 19 January 2009

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|--------------------------|----------------------|
| Ward: | Highgate |
| Reference Number: | HGY/2008/1125 |
| Decision Level: | Delegated |

7 Stormont Road N6 4NS

Proposal:

Installation of front fencing and swing gates to drive

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of the surrounding residential area, having particular regard to the location of Stormont Road within Highgate Conservation Area

The effect of the proposal on community safety

Result:

Appeal **Dismissed** 13 January 2009

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|--------------------------|----------------------|
| Ward: | Highgate |
| Reference Number: | HGY/2008/0025 |
| Decision Level: | Delegated |

Electricity Sub-Station, Tile Kiln Lane N6 5LG

Proposal:

Demolition of existing brick walls of electricity sub-station, removal of electricity sub-station equipment and erection of a two storey, 1 bedroom house

Type of Appeal:

Written Representation

Issue:

The character and appearance of the conservation area, with particular reference to an existing tree adjacent to the site, which is subject to a Tree Preservation Order

The living conditions of adjacent residential occupants in terms of daylight, sunlight and outlook

Result:

Appeal **Dismissed** 29 January 2009

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|--------------------------|----------------------|
| Ward: | Muswell Hill |
| Reference Number: | HGY/2008/1122 |
| Decision Level: | Delegated |

Former Garden Centre, Cranley Gardens N10 3AR

Proposal:

Amendment to development under construction (in accordance with planning permission Ref HGY/2006/1445 and HGY/2008/0358) of four houses – to construct light well at front of each house

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Allowed** 20 January 2009

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|--------------------------|----------------------|
| Ward: | Noel Park |
| Reference Number: | HGY/2008/0920 |
| Decision Level: | Delegated |

19 Willingdon Road N22 6SG

Proposal:

Conversion of the existing house into two no. residential flats (1 x 1 bed and 1 2 bed)

Type of Appeal:

Whitten Representation

Issue:

The effect of the proposal on the number of converted properties in Willingdon Road and the effect this would have on on-street parking and on the supply of family housing

Result:

Appeal **Dismissed** 5 January 2009

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|--------------------------|----------------------------|
| Ward: | Northumberland Park |
| Reference Number: | HGY/2008/0120 |
| Decision Level: | Delegated |

Land Rear of 94 Park Lane N17 0JP

Proposal:

Erection of a two bedroom detached dwelling

Type of Appeal:

Informal Hearing

Issue:

The impact of the proposed development on the street scene of Park Lane and St. Paul's Road

Whether the proposed development would provide acceptable living conditions for future occupiers, with particular reference to privacy, security and amenity space

The effect of the proposal on the supply of land for housing in Haringey having regard to national, regional and local policy on housing

Result:

Appeal **Allowed** 22 January 2009

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|--------------------------|----------------------|
| Ward: | Seven Sisters |
| Reference Number: | HGY/2007/2478 |
| Decision Level: | Delegated |

12 Overbury Road N15 6RH

Proposal:

Demolition of existing building and erection of four storey building comprising 2 x B1 (light industrial) units and residential above comprising 2 x 1 bed, 4 x 2 bed and 2 x 3 bed flats

Type of Appeal:

Public Inquiry

Issue:

The effect of the proposal on living conditions of future occupants of the proposed flats, with particular reference to aspect and outlook

Result:

Appeal **Allowed** 8 January 2009 – Partial Award for Costs **Allowed** 8 January 2009

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|--------------------------|----------------------|
| Ward: | Stroud Green |
| Reference Number: | HGY/2008/1000 |
| Decision Level: | Delegated |

54 Mount View Road N4 4JP

Proposal:

Formation of a new habitable basement room and associated front light well

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the character and appearance of the host building and the Stroud Green Conservation Area

Result:

Appeal **Allowed** 20 January 2009

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|--------------------------|------------------------|
| Ward: | Tottenham Green |
| Reference Number: | HGY/2007/2465 |
| Decision Level: | Delegated |

61 Hanover Road N15 3DL

Proposal:

Erection of a two storey, two bedroom house

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the character and appearance of the area, with regard to its size and scale in relation to the general pattern of development in the surrounding area

Result:

Appeal **Dismissed** 12 January 2009

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|--------------------------|------------------------|
| Ward: | Tottenham Green |
| Reference Number: | HGY/2008/0279 |
| Decision Level: | Delegated |

205 Philip Lane N15 4HL

Proposal:

Change of use from gas contractors (B1) to use as a licensed betting office (A2)

Type of Appeal:

Written Representation

Issue:

The effect of the proposed change of use would have on the vitality and viability of the local shopping area

Result:

Appeal **Dismissed** 2 January 2009

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|--------------------------|-----------------------|
| Ward: | Tottenham Hale |
| Reference Number: | HGY/2008/0949 |
| Decision Level: | Delegated |

549 High Road N17 6SG

Proposal:

Display of 6m x 3m landscape format illuminated projection box sign

Type of Appeal:

Written Representation

Issue:

The effect of the proposed advertisement hoarding on the character and appearance of the building and the Bruce Grove Conservation Area

Result:

Appeal **Dismissed** 14 January 2009

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|--------------------------|-----------------------|
| Ward: | Tottenham Hale |
| Reference Number: | HGY/2008/1475 |
| Decision Level: | Delegated |

2/2A Poyton Road N17 9SL

Proposal:

Change of use of existing to residential

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the supply of employment land

The effect of the proposal on national and local policy aims to secure an appropriate mix of dwelling types

The effect of the proposal on the living conditions of adjacent residential occupants in terms of privacy, daylight, sunlight and outlook

Result:

Appeal **Dismissed** 29 January 2009

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|--------------------------|------------------------|
| Ward: | White Hart Lane |
| Reference Number: | HGY/2008/0117 |
| Decision Level: | Delegated |

5A White Hart Lane N22 5SL

Proposal:

Construction of a vehicle crossover to a classified road

Type of Appeal:

Written Representation

Issue:

Whether the proposal would preserve or enhance the character or appearance of the conservation area and the effect of the proposal on highway safety

Result:

Appeal **Dismissed** 16 January 2009

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|--------------------------|----------------------|
| Ward: | Woodside |
| Reference Number: | HGY/2008/0359 |
| Decision Level: | Delegated |

68 Cranbrook Park N22 5NA

Proposal:

Remove existing ground floor rear extension and construct new single storey rear extension

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of the area, specifically that overdevelopment of a house in multiple occupation could harm the character or amenity of an area

Result:

Appeal Allowed 12 January 2009

ENFORCEMENT APPEAL JANUARY 2009

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|--------------------------|--------------------|
| Ward: | Crouch End |
| Reference Number: | N/A |
| Decision Level: | Enforcement |

26 The Broadway N8 9ST

Proposal:

Erection of awning and decking/seating area on the south elevation of a Listed Building in a Conservation Area

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposal on the character of the Conservation Area

Result:

Appeal **Allowed** in relation to the canopy and **Dismissed** in relation to the awing and decking 22 January 2009

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

11 Alroy Road N4 1EF

Proposal:

Erection of a structure to the rear of the premises

Type of Appeal:

Public Inquiry

Issue:

Whether or not the extension has existed in its current form for the requested period

Whether or not the building could be reduced in size by 1 metre to return it to its former state

Result:

Appeal **Dismissed** in part 15 January 2009
Award for Costs **Allowed** against the appellant 15 January 2009

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

5 Fountayne Road N15 4QL

Proposal:

Change of use of the first floor from business use (B1) to residential use (C3) and live/work units (sui generic) within a Designated Employment Area

Type of Appeal:

Public Inquiry together with 9 concurrent Written Representation Appeals

Issue:

Whether there any material considerations that warrant a departure from the Council's employment strategy for the Borough

Result:

Appeal **Allowed** 13 January 2009 and planning permission granted for the use of the first floor as live/work units

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

Unit 1, Gaunson House, Markfield Road N15 4QQ

Proposal:

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

Type of Appeal:

Written Representation Appeals

Issue:

Whether there are any material considerations that warrant a departure from the Council's employment strategy for the Borough

Result:

Appeal **Dismissed** 21 January 2009

