

## APPEAL DECISION FEBRUARY 2009

### PLANNING APPEALS

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>HGY/2008/1339</b>
<b>Decision Level:</b>	<b>Delegated</b>

#### 306 High Road N22 8JR

##### Proposal:

Change of use of shop to restaurant with take-away

##### Type of Appeal:

Written Representation

##### Issues:

The effect of the proposal on the living conditions of neighbours

##### Result:

Appeal **Allowed** 4 February 2009

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>HGY/2008/0058</b>
<b>Decision Level:</b>	<b>Delegated</b>

#### 36 Palmerston Road N22 8RG

##### Proposal:

Erection of a single storey side and rear extension and the addition of a roof dormer to the rear

##### Type of Appeal:

Written Representation

##### Issues:

Whether the proposal would preserve or enhance the character or appearance of the conservation area

##### Result:

Appeal **Dismissed** 3 February 2009

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>HGY/2008/0439</b>
<b>Decision Level:</b>	<b>Delegated</b>

#### **4 Whittington Road N22 8YD**

##### **Proposal:**

Installation of perforated brown powder coated electric roller shutter

##### **Type of Appeal:**

Written Representation

##### **Issues:**

Whether the proposal would preserve or enhance the character or appearance of the conservation area

##### **Result:**

Appeal **Dismissed** 19 February 2009

<b>Ward:</b>	<b>Bruce Grove</b>
<b>Reference Number:</b>	<b>HGY/2008/1238</b>
<b>Decision Level:</b>	<b>Delegated</b>

#### **29 Drayton Road N17 6HJ**

##### **Proposal:**

Conversion of single family house into two self contained flats

##### **Type of Appeal:**

Written Representation

##### **Issues:**

The effect of the proposal on the supply on family houses

The effect of the proposal on the supply and demand for car parking

##### **Result:**

Appeal **Dismissed** 11 February 2009

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2008/0520</b>
<b>Decision Level:</b>	<b>Delegated</b>

**26 Fairfield Road N8 9HG**

**Proposal:**

Erection of first floor single storey extension

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the living conditions of adjacent residents

**Result:**

Appeal **Dismissed** 12 February 2009

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2008/1247</b>
<b>Decision Level:</b>	<b>Delegated</b>

**First Floor Flat 64 Weston Park N8 9TD**

**Proposal:**

Installation of a pair of doors to the first floor conservatory

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the development on living conditions of neighbouring residents in the flat below

**Result:**

Appeal **Allowed** 11 February 2009

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2008/0424</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Cromwell Place, Rear of 61 Hornsey Lane N6 5LE**

**Proposal:**

Formation of a hard standing and a vehicle crossover

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the character and appearance of the area within the Highgate Conservation Area

**Result:**

Appeal **Dismissed** 4 February 2009

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2007/2395 &amp; 2397</b>
<b>Decision Level:</b>	<b>Delegated</b>

**25 Hurst Avenue N6 5TX**

**Proposal:**

**Appeal A**

Demolition of an existing semi-detached house and studio and constructing a new pair of semi-detached houses on two storey s with basement area and garden studio

**Appeal B**

Conservation Area Consent for demolition and de-linking of an existing semi-detached house and studio and construction of a pair of semi-detached houses on two storeys with basement area and gardens studio

**Type of Appeal:**

Informal Hearing

**Issues:**

The effect on neighbouring occupiers living condition in terms of loss of light, outlook and privacy

Whether the proposed development would preserve or enhance the character and appearance of the Crouch End Conservation Area

**Result:** Both Appeals **Dismissed** 20 February 2009 - Awards for Cost Fails

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2007/2508</b>
<b>Decision Level:</b>	<b>Delegated</b>

**10A Milton Road N6 5QD**

**Proposal:**

Erection of a dormer window at the rear elevation and conversion of the third floor to a one person self contained flat

**Type of Appeal:**

Informal Hearing

**Issues:**

The effect of proposed development of the supply of and demand for car parking in the area

The effect of the size and height of the rooms proposed on the living conditions of potential future occupants

The effect of the proposal on the local supply of and demand for housing of varying sizes

**Result:**

Appeal **Dismissed** 4 February 2009

<b>Ward:</b>	<b>Hornsey</b>
<b>Reference Number:</b>	<b>HGY/2008/1315</b>
<b>Decision Level:</b>	<b>Delegated</b>

**32 Beechwood Road N8 7NG**

**Proposal:**

Erection of a detached garden office

**Type of Appeal:**

Written Representation

**Issues:**

The effect on the character and appearance of the Campsbourne Cottage Estate Conservation Area

**Result:**

Appeal **Allowed** 11 February 2009

<b>Ward:</b>	<b>Noel Park</b>
<b>Reference Number:</b>	<b>HGY/2008/1230 &amp; 1231</b>
<b>Decision Level:</b>	<b>Delegated</b>

**58 Turnpike Lane N8 5DX**

**Proposal:**

**Appeal A**

Demolition of disused garage and erection of a dwelling house to comprise two studio flats, access to first floor via external staircase at side elevation, one parking space and two cycle bays at Burghley Road frontage

**Appeal B**

Demolition of disused garage and erection of a two bed dwelling house, one parking space and two cycle bays at Burghley Road frontage

**Type of Appeal:**

Written Representation

**Issues:**

Part of each development would lie outside the application site

**Result:**

Both Appeals **Dismissed** 3 February 2009

<b>Ward:</b>	<b>Stroud Green</b>
<b>Reference Number:</b>	<b>HGY/2007/2628</b>
<b>Decision Level:</b>	<b>Delegated</b>

**19 Oakfield Road N4 4NH**

**Proposal:**

Certificate of Lawfulness for use of the property as four self contained flats

**Type of Appeal:**

Written Representation

**Issues:**

Whether or not the flats had existed in their current form for four years prior to the date of the application

**Result:**

Appeal **Allowed** 16 February 2009

Awards for Cost **Fails** 16 February 2009

<b>Ward:</b>	<b>Stroud Green</b>
<b>Reference Number:</b>	<b>HGY/2008/1092 &amp; 1136</b>
<b>Decision Level:</b>	<b>Delegated</b>

**21C Ridge Road N8 9LE**

**Proposal:**

**Appeal A**

Provision of a front side elevation kitchen dormer roof extension with roof light window

**Appeal B**

Provision of a side (Inderwick Road) elevation bathroom dormer roof extension with matching casement window

**Type of Appeal:**

Written Representation

**Issues:**

The effect of each proposal of the character and appearance of the building and its surrounding area

**Result:**

Both Appeals **Dismissed** 23 February 2009

<b>Ward:</b>	<b>Tottenham Green</b>
<b>Reference Number:</b>	<b>HGY/2007/2622</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Rear of 372 High Road N17 9HY**

**Proposal:**

Change of use of the left hand half of the first floor extension and retrospective application for the retention of the right half of the first floor extension for the creation of one 2 bedroom flat along the complete first floor level

**Type of Appeal:**

Written Representation

**Issues:**

Whether the proposal would preserve or enhance the character or appearance of the conservation area

**Result:**

Appeal **Dismissed** 11 February 2009

<b>Ward:</b>	<b>Tottenham Hale</b>
<b>Reference Number:</b>	<b>HGY/2007/2583 &amp; 2584</b>
<b>Decision Level:</b>	<b>Delegated</b>

**596-606 High Road N17 9TA**

**Proposal:**

**Appeal A**

Demolition of building and erection of part 3/part 4 storey buildings to provide 186m2 of A1/A2/A3 floor space and 48 residential units together with formation of vehicular access

**Appeal B**

Conservation Area Consent for the demolition of numbers 600-606 High Road and creation of three blocks incorporating retail and residential accommodation

**Type of Appeal:**

Public Inquiry

**Issues:**

Appeal A-The effect of the proposed development on the character or appearance of the conservation area, highway safety and the living conditions of its future occupiers

Appeal B- The effect of the proposed demolition of numbers 600-606 on the character and appearance of the conservation area

**Result:**

Both Appeals **Dismissed** 17 February 2009  
Award for cost **allowed** in part 17 February 2009

<b>Ward:</b>	<b>Tottenham Hale</b>
<b>Reference Number:</b>	<b>HGY/2008/1409</b>
<b>Decision Level:</b>	<b>Delegated</b>

**59 Lansdowne Road N17 0NN**

**Proposal:**

Formation of a vehicle crossover to a classified road

**Type of Appeal:**

Written Representation

**Issues:**

Whether the appeal development would have an adverse impact on highway safety in Lansdowne Road

**Result:**

Appeal **Dismissed** 18 February 2009

<b>Ward:</b>	<b>Tottenham Hale</b>
<b>Reference Number:</b>	<b>HGY/2008/1098</b>
<b>Decision Level:</b>	<b>Delegated</b>

**69A Lansdowne Road N17 0NN**

**Proposal:**

Formation of a vehicle crossover to a classified road

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal of pedestrian safety

**Result:**

Appeal **Dismissed** 4 February 2009

<b>Ward:</b>	<b>Tottenham Hale</b>
<b>Reference Number:</b>	<b>HGY/2008/0133</b>
<b>Decision Level:</b>	<b>Delegated</b>

**9 Wilmot Road N17 6LH**

**Proposal:**

Erection of two storey extension to side of existing dwelling house

**Type of Appeal:**

Written Representation

**Issues:**

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

**Result:**

Appeal **Dismissed** 4 February 2009

**ENFORCEMENT APPEAL FEBRUARY 2009**

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>N/A</b>
<b>Decision Level:</b>	<b>Enforcement</b>

**7 Wembury Mews N6 5XJ**

**Proposal:**

Change of use from a garage to self contained residential unit

**Type of Appeal:**

Written Representation

**Issues:**

Whether occupiers of the residential unit will be provided with satisfactory living conditions with regard to amenity space, outlook, sunlight/daylight and overlooking from nearby properties in Archway Road

**Result:**

Appeal **Dismissed** 2 February 2009