

APPEAL DECISION APRIL 2009

PLANNING APPEALS

Ward:	Bounds Green
Reference Number:	HGY/2008/1561
Decision Level:	Delegated

Louisa Court, Palace Road N11 2PT

Proposal:

Formation of one x two bed flat and one x 3 bed flat over an existing three storey block of flats

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of the occupiers of neighbouring properties, with particular reference to outlook, natural light and overlooking

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

Result:

Appeal **Dismissed** 29 April 2009

Ward:	Bounds Green
Reference Number:	HGY/2008/1493
Decision Level:	Delegated

90 Trinity Road N22 8YB

Proposal:

Erection of single storey front extension

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the existing building and consequently on the preservation or enhancement of the character or appearance of the Bowes Park Conservation Area

Result:

Appeal **Dismissed** 29 April 2009

Ward:	Crouch End
Reference Number:	HGY/2008/0901
Decision Level:	Delegated

11 Crescent Road N8 8AZ

Proposal:

Demolition of existing conservatory side extension, erection of single storey side extension

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the street scene and the Crouch End Conservation Area

Result:

Appeal **Dismissed** 30 April 2009

Ward:	Crouch End
Reference Number:	HGY/2007/2412
Decision Level:	Delegated

Land Adjacent 2 Fairfield Road N8 9HG

Proposal:

Demolition of existing garages and erection of single storey residential unit

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the Crouch End Conservation Area

Result:

Appeal **Allowed** 1 April 2009

Ward:	Crouch End
Reference Number:	HGY/2008/0864
Decision Level:	Delegated

Flat 18, 5 Haslemere Road N8 9QP

Proposal:

Replacement of existing wooden windows with double glazed white UPVC windows

Type of Appeal:

Written Representation

Issues:

The effect which the proposed alteration of the windows would have on the character and appearance of the Crouch End Conservation Area

Result:

Appeal **Allowed** 2 April 2009

Ward:	Crouch End
Reference Number:	HGY/2008/0722
Decision Level:	Delegated

106 Priory Garden N6 5QT

Proposal:

Erection of rear single story extension and alteration to existing loft conversion

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the area, with particular regard to the effect of the proposed dormer window on the Highgate Conservation Area

Result:

Appeal **Allowed** 29 April 2009

Ward:	Harringay
Reference Number:	HGY/2008/0779
Decision Level:	Delegated

74 Burgoyne Road N4 1AE

Proposal:

Retention of existing property as four self contained flats

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the residential amenity of the area

Result:

Appeal **Dismissed** 30 April 2009

Ward:	Highgate
Reference Number:	HGY/2008/1701
Decision Level:	Delegated

234 Archway Road N6 5AX

Proposal:

Divide and convert the rear part of the shop to a one bedroom flat

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character, function, vitality and viability of the Archway shopping parade and of the local shopping centre

Result:

Appeal **Dismissed** 29 April 2009

Ward:	Muswell Hill
Reference Number:	HGY/2008/1908
Decision Level:	Delegated

1 Church Crescent N10 3NA

Proposal:

Over-cladding of existing two storey and single storey extensions with timber cladding

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Allowed** 27 April 2009

Ward:	Northumberland Park
Reference Number:	HGY/2008/1648
Decision Level:	Delegated

1 College Park Road N17 8DY

Proposal:

Erection of side extension to end of terrace property to improve existing accommodation of HMO

Type of Appeal:

Written Representation

Issues:

The effect on the living conditions of the residents on Durban Road arising from the proximity of the extension

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

Whether the increase in building size would lead to an over intensive use of a house in multiple occupation

Result:

Appeal **Dismissed** 8 April 2009

Ward:	Northumberland Park
Reference Number:	HGY/2008/1458
Decision Level:	Delegated

6 Sutherland Road N17 0BN

Proposal:

Erection of a rear first floor extension

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of occupiers of 4 Sutherland road in terms of light and outlook

The effect of the proposal on the character and appearance of the existing dwelling

Result:

Appeal **Dismissed** 23 April 2009

Ward:	St Ann's
Reference Number:	HGY/2008/0050
Decision Level:	Delegated

Olive Grove, Abbotsford Avenue N15 3BT

Proposal:

Erection of a single storey building incorporating one x one bed flat with study

Type of Appeal:

Written Representation

Issues:

The effect on the living condition of existing occupiers

The effect on highway safety and provision of parking in the area

Result:

Appeal **Dismissed** 2 April 2009

Ward:	St Ann's
Reference Number:	HGY/2008/1470
Decision Level:	Delegated

22 Brampton Road N15 3SX

Proposal:

Erection of a loft conversion with a two bedroom first floor flat conversion and a 2 bedroom ground floor flat conversion

Type of Appeal:

Written Representation

Issues:

Whether the house is suitable for conversion and would provide adequate living accommodation for future occupiers

The effect of the proposed roof extension on the character and appearance of the existing building and on the surrounding area

Result:

Appeal **Dismissed** 22 April 2009

Ward:	Seven Sisters
Reference Number:	HGY/2008/0820
Decision Level:	Delegated

7 Coningsby Road N4 1EG

Proposal:

Certificate of Lawfulness for the use as a dwelling house by not more than six residents living together as a single household

Type of Appeal:

Public Inquiry

Issues:

Whether or not the use of the upper floors of the property as a dwelling house is lawful, in the light of the appeal decision made in relation to the Enforcement Appeal reported below

Result:

Appeal **Dismissed** 24 April 2009

Ward:	Stroud Green
Reference Number:	HGY/2008/1477
Decision Level:	Delegated

9 Upper Tollington Park N4 3EJ

Proposal:

Erection of ground floor single storey side extension, first and second floor rear extension above existing single storey ground floor and excavation change of basement into rooms

Type of Appeal:

Written Representation

Issues:

Whether the proposal would preserve or enhance the character and appearance of the Stroud Green Conservation Area

The effect on the living conditions of the adjoining residential occupiers

Result:

Appeal **Dismissed** 30 April 2009

Ward:	Tottenham Green
Reference Number:	HGY/2008/1460
Decision Level:	Delegated

9 Moreland Place N15 5JJ

Proposal:

Erection of an additional house to the end of existing terrace of eight houses

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions for nearby residents and the future occupiers of the house as a result of the increased number of dwellings and associated activity on the site and surroundings

Result:

Appeal **Allowed** 30 April 2009

Ward:	West Green
Reference Number:	HGY/2008/0752
Decision Level:	Delegated

13A Carlingford Road N125 3ED

Proposal:

No change of use, rationalising, upgrading and consolidating land use, and providing additional space, car repair and car spraying units (low level spraying)

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions for the occupiers of adjoining residential properties which may occur through loss of outlook

The effect on road safety which may result from use of the narrow access road

Result:

Appeal **Dismissed** 29 April 2009

Ward:	White Hart Lane
Reference Number:	HGY/2008/0599
Decision Level:	Delegated

555 White Hart Lane N17 7RN

Proposal:

Erection of a new double height conference centre with front and rear ancillary accommodation

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the free flow of traffic and the convenience of existing residents of the area

The effect of the proposed development on the vitality and viability of nearby town centres

Result:

Appeal **Dismissed** 1 April 2009

Ward:	Highgate
Reference Number:	HGY/2008/1710
Decision Level:	Delegated

Woodside Café, High Road N22 4LJ

Proposal:

Erection of a first floor extension to accommodate a store/staff room for the restaurant

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the area, particularly any effect on the open character of Woodside Park

Result:

Appeal **Dismissed** 27 April 2009

ENFORCEMENT APPEAL 2009

Ward:	Bruce Grove
Reference Number:	N/A
Decision Level:	Enforcement

99 Greyhound Road N17 6XR

Proposal:

Change of use of the dwelling house to two self contained flats

Type of Appeal:

Public Inquiry

Issues:

Whether or not the property was in use as two self contained flats before January 2009

The loss of a property suitable for family accommodation and the erection of additional parking problems and congestion in the road

Result:

Appeal **Dismissed** 20 April 2009

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

95 Sydney Road N8 0ET

Proposal:

Conversion from a single family dwelling house into a house in multiple occupancy (HMO)

Type of Appeal:

Written Representation

Issues:

Whether or not the property is in use as a single family dwelling

The effect of the intensification of the use, the loss of family accommodation and increased parking congestion

Result:

Appeal **Dismissed** 2 April 2009

Ward:	Northumberland Park
Reference Number:	N/A
Decision Level:	Enforcement

2 Park Avenue Road N17 0HX

Proposal:

Conversion from a single family dwelling to six flats and the erection of an unauthorised dormer extension

Type of Appeal:

Written Representation

Issues:

Whether overriding the Council's housing policies by conversion of the property into 6 flats is justified

Whether the rear dormer construction is materially harmful to the character and appearance of the building or in its impact on neighbouring occupiers

Result:

Appeal **Dismissed** 15 April 2009

Ward:	Seven Sisters
Reference Number:	N/A
Decision Level:	Enforcement

7 Coningsby Road N4 1EG

Proposal:

Conversion of the basement into a self contained flat

Type of Appeal:

Public Inquiry

Issues:

Whether the basement provides adequate living conditions, with particular regard to natural lighting and floor space

The effect of the development on the character of the area

Whether there has been any material change in circumstances since appeal APP/Y5420/A/08/2069770 was dismissed on 16 September 2008

Whether there are any material considerations which would justify determining the appeal other than in accordance with the provisions of the development plan

Result:

Appeal **Dismissed** 24 April 2009