

APPEAL DECISION AUGUST 2009

PLANNING APPEALS

Ward:	Bounds Green
Reference Number:	HGY/2008/1850
Decision Level:	Delegated

First Floor Flat, 87 Myddleton Road N22 8NE

Proposal:

Retention of UPVC windows (replacing wooden windows)

Type of Appeal:

Written Representation

Issues:

The effect of the UPVC windows on the character and appearance of 87 Myddleton Road and the wider street scene within the Bowes Park Conservation Area

Result:

Appeal **Dismissed** 10 August 2009

Ward:	Bounds Green
Reference Number:	HGY/2008/2130
Decision Level:	Delegated

Warwick Court, Passmore Gardens Bounds Green Road N11 2EB

Proposal:

Construction of 1 x 1 bed flat and 1 x 2 bed flat to replace two garages in Warwick Court

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the street scene and on the living conditions of the occupiers of adjacent properties, with particular regard to outlook and impact on daylight and sunlight

Result:

Appeal **Dismissed** 17 August 2009

Ward:	Bruce Grove
Reference Number:	HGY/2009/0089
Decision Level:	Delegated

159 Lordship Lane N17 6XF

Proposal:

Variation of condition one to extend the hours of opening until 8pm

Type of Appeal:

Written Representation

Issues:

Whether the restricted operating hours in condition 1 are necessary and reasonable, having regard for the impact of noise from the café use on the living conditions of neighbouring residents.

Result:

Appeal **Allowed** 10 August 2009

Ward:	Bruce Grove
Reference Number:	HGY/2008/2373 & HGY/2009/0288
Decision Level:	Delegated

141 Mount Pleasant Road N17 6TQ

Proposal:

Appeal A – Refurbishment and conversion of a fire damage property previously used as a single dwelling house into three self contained flats comprising of 1 x 1 bedroom and 2 x 2 bedroom units (HGY/2008/2373)

Appeal B – Refurbishment and conversion of a fire damaged property previously used as a single dwelling house into 2 self contained flats comprising of 2 x 3 bedrooms units.
Resubmission of refused application HGY/2008/2373

Type of Appeal:

Written Representation

Issues:

Appeal A – Whether the proposed conversion would lead to over intensive use of the property

Appeal A & B

Whether the proposed conversion would conflict with policies in the UDP and with guidance in the Housing SPD and if so, whether material considerations exist sufficient to outweigh any such conflict.

Result:

Both Appeals **Dismissed** 5 August 2009

Ward:	Crouch End
Reference Number:	HGY/2008/1526 & 1527
Decision Level:	Delegated

Coleridge Road (rear of 2 Birchington Road) N8 8HR

Proposal:

Appeal A – Demolition of existing garages and erection of one three storey 2 bedroom house with integral parking

Appeal B – Demolition of garages on the site

Type of Appeal:

Written Representation

Issues:

Whether the development and demolition respectively would preserve or enhance the character or appearance of the Crouch End Conservation Area.

The effect on the living conditions of future occupants of the proposed house and of occupants of the adjacent residential properties in Birchington Road

Result:

Both Appeals **Dismissed** 18 August 2009

Ward:	Fortis Green
Reference Number:	HGY/2008/2268
Decision Level:	Delegated

11 Aylmer Court, Aylmer Road N2 0BU

Proposal:

Replacement of existing windows with UPVC windows

Type of Appeal:

Written Representation

Issues:

Whether the proposal preserves or enhances the character or appearance of Highgate Conservation Area

Result:

Appeal **Allowed** 13 August 2009

Ward:	Fortis Green
Reference Number:	HGY/2009/0284
Decision Level:	Delegated

320A Dukes Mews, Muswell Hill N10 2QP

Proposal:

Change of use to minicab office (non radio controlled)

Type of Appeal:

Written Representation

Issues:

The effect of the use on the living conditions of nearby residents and on highway safety and traffic conditions

Result:

Appeal **Dismissed** 19 August 2009

Ward:	Fortis Green
Reference Number:	HGY/2009/0240
Decision Level:	Delegated

39 Fordington Road N6 4TD

Proposal:

Extension and alterations to dwelling as variation of earlier approval ref HGY/2004/1907 to include extended rear patio area and light well to front garden area to provide light/ventilation and escape to basement area at front

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Allowed** 4 August 2009

Ward:	Highgate
Reference Number:	HGY/2009/0290
Decision Level:	Delegated

18 Cholmeley Crescent N6 5HA

Proposal:

Erection of single storey timber outbuilding (retrospective)

Type of Appeal:

Written Representation

Issues:

The effect that the building has on the character of the area

Result:

Appeal **Allowed** 19 August 2009

Ward:	Hornsey
Reference Number:	Hgy/2009/0186
Decision Level:	Delegated

87A Rathcoole Gardens N8 9PH

Proposal:

Erection of detached dwelling house

Type of Appeal:

Written Representation

Issues:

The effect of the development on the character of the area and on the living conditions of neighbouring residents

Result:

Appeal **Dismissed** 19 August 2009

Ward:	Muswell Hill
Reference Number:	Hgy/2008/2204
Decision Level:	Delegated

1C Avenue Mews Muswell Hill N10 3NP

Proposal:

Erection of rear extension to flat at second floor level

Type of Appeal:

Informal Hearing

Issues:

The effect of the development on the character of the Muswell Hill Conservation Area and on the living conditions of the adjoining occupiers

Result:

Appeal **Dismissed** 4 August 2009

Ward:	Stroud Green
Reference Number:	Hgy/2008/2382
Decision Level:	Delegated

260A Ferme Park Road N8 9BL

Proposal:

Erection of a single storey rear conservatory

Type of Appeal:

Written Representation

Issues:

The effect of the development on the character of the area and on the living conditions of neighbouring residents

Result:

Appeal **Allowed** 10 August 2009

Ward:	Tottenham Green
Reference Number:	Hgy/2008/2097 & 2098
Decision Level:	Delegated

Land Rear of 352-360 High Road N17 9HU

Proposal:

Appeal A – Demolition of existing single storey garage and shed and erection of a part single storey, part two storey, mixed use building comprising one B1 unit at ground floor level and one two bedroom flat at first floor level.

Appeal B – Conservation Area Consent for demolition of existing single storey garage and shed and erection of a part single storey, part two storey, mixed use building comprising one B1 unit at ground floor level and one 2 bedroom flat at first floor level.

Type of Appeal:

Written Representation

Issues:

Whether the proposal would preserve or enhance the character or appearance of the Tottenham Green Conservation Area,

The effect of the proposal on the living conditions of the occupiers of the adjacent properties, with particular regard to outlook and daylight and sunlight

Whether the living conditions of the occupiers of the proposed flat would be satisfactory with particular regard to the amount of available living space.

Result: Both Appeals **Dismissed** 24 August 2009

Ward:	Tottenham Green
Reference Number:	HGY/2008/1795
Decision Level:	Delegated

76 Kirkton Road N15 5EY

Proposal:

Change of use from A2 (office) to a 24 hour radio controlled mini cab office (sui generis)

Type of Appeal:

Written Representation

Issues:

Whether the proposal would have an adverse effect on traffic conditions in the area

Result:

Appeal **Allowed** 10 august 2009

Ward:	Woodside
Reference Number:	HGY/2008/1871
Decision Level:	Delegated

663 Lordship Lane N22 5LA

Proposal:

Erection of two storey rear extension to provide accommodation for two studio flats, a small rear terrace at ground floor level and excavation and landscaping of existing concrete yard to provide new lawn and cycle tacks

Type of Appeal:

Written Representation

Issues:

Whether the development would provide a satisfactory form of housing accommodation in keeping with the character of the area

The effect on the living conditions of residents of the existing building

Result:

Appeal **Dismissed** 18 August 2009

ENOFRCEMENT APPEAL 2009

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

Land at the rear of 110- 118 Myddleton Road N22 8NQ

Proposal:

Construction of 3 x 2 bed flats and 2 x studio flats not in accordance with the permission granted under Ref HGY/2006/0885

Type of Appeal:

Informal Hearing

Issues:

Whether the development preserves or enhances the character or appearance of the Bowes Park Conservation Area

Whether the development provides suitable residential accommodation

Result:

Appeal **Dismissed** 26 August 2009

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

18 Daleview Road N15 6PJ

Proposal:

Conversion into five self contained flats

Type of Appeal:

Written Representation

Issues:

That the steps required to comply with the notice are excessive and the lesser steps would overcome the objection

That the period specified in the notice for compliance if this sort of work should reasonably be allowed

Result:

Appeal **Dismissed** 5 August 2009

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

143-145 Philip Lane N15 4HQ

Proposal:

Removal of windows, extension, additions and alteration to a building in a Conservation Area

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of the host building and street scenes

Whether the development preserves or enhances the character or appearance of the Clyde Circus Conservation Area

Result:

Appeal **Dismissed** 25 August 2009

Ward:	White Hart Lane
Reference Number:	N/A
Decision Level:	Enforcement

21 Cumberton Road N17 7PA

Proposal:

Installation of UPVC windows to the front elevation an UPVC door as the front entrance door of the property

Installation of a satellite dish to the front elevation of the property

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of this modest but attractive terraced property

Whether the development preserves or enhances the character or appearance of the Tower Gardens Conservation Area

Result:

Appeal **Dismissed** 26 August 2009