

APPEAL DECISION OCTOBER 2009

PLANNING APPEALS

Ward:	Alexandra
Reference Number:	HGY/2009/0654
Decision Level:	Delegated

6 Bidwell Gardens N11 2AX

Proposal:

Demolition of existing garage and erection of new two bedroom dwelling house at ground and lower ground floor levels with associated car parking

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Dismissed** 30 October 2009
Cost Awarded – Separate Decision Letter

Ward:	Alexandra
Reference Number:	HGY/2009/0004
Decision Level:	Delegated

60 Grasmere Road N10 2DJ

Proposal:

Fell one London Plane tree

Type of Appeal:

Written Representation

Issues:

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

Whether the reasons given for felling the tree are sufficient to justify that course of action

Result: Appeal **Dismissed** 29 September 2009

Ward:	Bruce Grove
Reference Number:	HGY/2008/2169
Decision Level:	Delegated

96 Chester Road N17 6BZ

Proposal:

Erection of a side extension to end of terrace existing two storey four bedroom house to provide enlarged studio on the ground floor increased size of master bedroom with en-suite bathroom and en-suite dressing room on the first floor with an enlarged 4th bedroom, the existing 4th bedroom is undersized with constricted access

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Dismissed** 8 October 2009

Ward:	Crouch End
Reference Number:	HGY//2009/0229
Decision Level:	Delegated

19 The Broadway N8 8DU

Proposal:

Change of use from an A1 licence to an A3, new extractor fan to be placed at rear of kitchen

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the viability and vitality of the Crouch End town centre

Result:

Appeal **Dismissed** 7 October 2009

Ward:	Crouch End
Reference Number:	HGY/2008/1792 & 1791
Decision Level:	Delegated

Land at the rear of 29 Haringey Park N8 9JD

Proposal:

Appeal A – Conservation Area Consent for demolition of existing workshop/garage. Proposing a new building single storey family home with associated single car garage, terrace and rear garden

Appeal B – Demolition of existing workshop/garage. Proposing a new building single storey family home with associated single car garage, terrace and rear garden

Type of Appeal:

Informal Hearing

Issues:

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

Whether or not satisfactory access/servicing could be provided to serve the new dwelling

Result:

Both Appeals **Dismissed** 1 October 2009

Ward:	Fortis Green
Reference Number:	HGY/2009/0719
Decision Level:	Delegated

48 Woodside Avenue N6 3ST

Proposal:

Creation of a vehicle crossover

Type of Appeal:

Written Representation

Issues:

The impact on highway safety

Result:

Appeal **Allowed** 22 October 2009

Ward:	Highgate
Reference Number:	HGY/2008/1502
Decision Level:	Delegated

Rear of 69 Cromwell Avenue N6 5HS

Proposal:

Erection of a single storey extension on existing terrace

Type of Appeal:

Written Representation

Issues:

The effect of the proposed extension on the character and appearance of the host property with respect to size

The effect of the proposed extension on the living conditions of occupiers of the adjoining property, No.67 and the host property with respect to light and outlook

Result:

Appeal **Allowed** 14 October 2009

Ward:	Highgate
Reference Number:	HGY/2008/2177
Decision Level:	Delegated

6 Hampstead Lane N6 4SB

Proposal:

Erection of dormer extension to rear roof of existing two storey house, extension in brickwork to match existing, dormer extension to include clerestory window

Type of Appeal:

Written Representation

Issues:

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

The effect of the proposal on the living conditions of the occupiers of neighbouring residential properties with particular regard to outlook

Result: Appeal **Allowed** 7 October 2009

Ward:	Highgate
Reference Number:	HGY/2008/1744 & 1740
Decision Level:	Delegated

143 North Hill N6 4DP

Proposal:

Appeal A - Listed Building Consent for demolition of an existing bathroom on the first floor side extension and the erection of a first floor one storey extension on the flat roof of the side building towards Storey Road, together with demolition of the existing garden wall and fence towards Storey Road and the rebuilding of a new 2.2m high garden wall

Appeal B - Demolition of an existing bathroom on the first floor side extension and the erection of a first floor one storey extension on the flat roof of the side building towards Storey Road, together with demolition of the existing garden wall and fence towards Storey Road and the rebuilding of a new 2.2m high garden wall

Type of Appeal:

Written Representation

Issues:

Appeal A - Whether the proposal would preserve the listed building or its setting or any features of special architectural or historic interest it possesses

Appeal B – the effect of the proposal on the character, appearance and setting of the listed building and whether it would preserve or enhance the character or appearance of the Conservation Area

The effect on the living conditions of the occupiers of No.141 North Hill, with particular reference to outlook and sense of enclosure.

Result:

Both Appeals **Dismissed** 6 October 2009

Ward:	Highgate
Reference Number:	Hgy/2009/0205
Decision Level:	Delegated

14 Southwood Lawn Road N6 5SF

Proposal:

Fell one Lawson Cypress tree

Type of Appeal:

Written Representation

Issues:

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

Whether the reason given for felling the tree are sufficient to justify that course of action

Result:

Appeal **Allowed** 29 September 2009

Ward:	Highgate
Reference Number:	Hgy/2009/0286
Decision Level:	Delegated

33 Talbot Road N6 4QS

Proposal:

Erection of single storey timber building

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Allowed** 7 October 2009

Ward:	Noel Park
Reference Number:	Hgy/2009/0384
Decision Level:	Delegated

77 Westbury Avenue N22 6SA

Proposal:

Converted front for seating

Type of Appeal:

Written Representation

Issues:

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

The effect of the proposal on pedestrian safety

Result:

Appeal **Dismissed** 6 October 2009

Ward:	Northumberland Park
Reference Number:	Hgy/2009/0586
Decision Level:	Delegated

2 Coniston Road N17 0EX

Proposal:

Erection of a two storey extension, single storey rear extension and a loft conversion

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Allowed** 8 October 2009

Ward:	Seven Sisters
Reference Number:	HGY/2009/0679
Decision Level:	Delegated

1B Vale Road N4 1QA

Proposal:

Extension of roof to create a space for sleeping accommodation and add new skylight

Type of Appeal:

Written Representation

Issues:

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

The effect of the proposal on the living conditions of occupiers of nearby residential properties

The effect of the proposal on the living conditions of occupiers of 1B Vale Road

Result:

Appeal **Dismissed** 19 October 2009

Ward:	Seven Sisters
Reference Number:	HGY/2008/2358
Decision Level:	Delegated

6 Vale Grove N4 1PY

Proposal:

Conversion of first and second floor to two flats

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the supply of small family houses for which there is an identified need in the borough

Result:

Appeal **Dismissed** 9 October 2009

Ward:	West Green
Reference Number:	HGY/2008/2314
Decision Level:	Delegated

Rear of 125-127 West Green Road N15 5DE

Proposal:

Erection of two ground, plus three storey buildings comprising 28 units, with associated amenity space at land to the rear of the rear of the Fountain Public House

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the area, including Clyde Circus Conservation Area

Whether the proposal would comply with the Council's policies on the location of housing

Whether the proposed mix of dwellings would address housing needs in the borough

Result:

Appeal **Dismissed** 12 October 2009

Ward:	White Hart Lane
Reference Number:	HGY/2008/2153
Decision Level:	Delegated

133 Devonshire Hill Lane N17 7NL

Proposal:

Erection of a two storey extension

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of residents of neighbouring properties in Butterfield Close in terms of visual intrusion and loss of outlook

Result:

Appeal **Dismissed** 13 October 2009

Ward:	White Hart Lane
Reference Number:	HGY/2008/1861
Decision Level:	Delegated

221 Tower Gardens Road N17 7NX

Proposal:

Erection of a second floor loft conversion with a rear facing mansard flat roof. The stairs to second floor are to form a spiral to the side of and to be spanning over the existing ground to first floor stairs

Type of Appeal:

Written Representation

Issues:

The effect of the character and appearance of the Tower Gardens Conservation Area

Result:

Appeal **Dismissed** 7 October 2009

ENOFRCEMENT APPEAL 2009

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

96 Myddleton Road N22 8NQ

Proposal:

Installation of external roller shutters at ground floor level, UPVC windows at first and second floor level and satellite dishes at first floor level

Type of Appeal:

Public Inquiry

Issues:

The effect of the shutters and satellite dishes on the character and appearance of the area, bearing in mind its location within the Bowes Park conservation Area

Whether any harm caused is outweighed by the beneficial effects of their installation

Result:

Appeal **Dismissed** 5 October 2009

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

113 Myddleton Road N22 8NE

Proposal:

Installation of an external roller shop front shutter at ground floor level and UPVC windows at first floor level

Type of Appeal:

Public Inquiry

Issues:

Whether or not the shutters would require planning permission

Whether or not the shutters were immune from Enforcement Action

Result:

Appeal **Allowed** 5 October 2009

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

120 Myddleton Road N22 8NQ

Proposal:

Installation of the external roller shutters at ground floor level, UPVC windows at first floor level and satellite dishes at first and second floor level

Type of Appeal:

Public Inquiry

Issues:

The Inquiry proceeded in connection with the satellite dishes only, it was conceded prior to the inquiry that the shutters and windows had been immune from Enforcement Action

Whether or not the satellite dishes required planning permission

Whether or not the satellite dishes were immune from Enforcement Action

Result:

Appeals **Allowed** 5 October 2009

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

130 Myddleton Road N22 8NQ

Proposal:

Installation of the external roller shutters at ground floor level, UPVC windows at first and second floor level and satellite dishes at first and second floor level

Type of Appeal:

Public Inquiry

Issues:

The inquiry proceeded on the bases that the windows and shutters and satellite dish at first floor level had been immune from enforcement action

Appeal withdrawn in relation to satellite dish on second floor level

Result:

Appeal **Dismissed** 5 October 2009

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

124 Fortis Green Road N10 3DU

Proposal:

Installation of box shutter installed to the shop front in a conservation area

Type of Appeal:

Written Representation

Issues:

Whether or not the unauthorised development preserves the character or the Muswell Hill Conservation Area

Result:

Appeal **Dismissed** 30 October 2009