

APPEAL DECISION FEBRUARY 2010

PLANNING APPEALS

Ward:	Fortis Green
Reference Number:	HGY/2009/1367
Decision Level:	Delegated

117 Gilson Place, Coppets Road N10 1BF

Proposal:

Erection of single storey side extension to provide garage and gym

Type of Appeal:

Written Representation

Issues:

Whether the proposed development would create an over development of the property that would result in a significant reduction in the amount of useable outdoor amenity space and cause significant detriment to the character of the locality

Whether the proposal would be out of place with the form of the existing development

Result:

Appeal **Dismissed** 8 February 2010

Ward:	Fortis Green
Reference Number:	HGY/2008/1226
Decision Level:	Delegated

17 Winton Avenue N11 2AS

Proposal:

Extensions to existing property

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of Winton Avenue and the appeal property

The effect of the proposed development on the living conditions of the occupants of the adjacent residential properties, 15 and 19 Winton Avenue, in terms of light and outlook

Result: Appeal **Dismissed** 24 February 2010

Ward:	Harringay
Reference Number:	HGY/2009/1091
Decision Level:	Delegated

513 Green Lanes N4 1TA

Proposal:

Planning Conditions attached to planning permission for the change of use of the ground floor of the property to A2 (financial & Professional Services) dated 24 June 2009.

In dispute are Nos 1 and 2

Condition 1:

Notwithstanding the provision of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used as Class A2 (a & b) (Financial & Professional Services) only and shall not be used for any other purpose within Class A2© unless approval is obtained to a variation of this condition through the submission of a planning application.

Condition 2:

The use hereby permitted shall not be operated before 08; 00 or after 20; 00 hours on Monday to Saturday and before 10; 00 or after 17; 00 hours on Sundays and Bank Holidays.

The reason given for the conditions were;

Condition 1:

In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable

Condition 2:

The permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished

Type of Appeal:

Written Representation

Issues:

The effect that removing Condition 1 would have on the compatibility of the use of the premises with the surrounding area

Whether Condition 2 is reasonable and necessary in the interests of the amenities of adjacent residential properties

Result:

Appeal **Allowed (Condition 1 & 2 are deleted)** 24 February 2010

Ward:	Hornsey
Reference Number:	HGY/2009/0438
Decision Level:	Delegated

67 Hillfield Avenue N8 7DS

Proposal:

Construction of 1 no. self contained unit at lower ground floor level

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of the area, in particular

Whether the development would preserve or enhance the character or appearance of the Hillfield Conservation Area

The effect of the proposed development on street parking in relation to the sustainability of the location in terms of the availability of transport other than reliance on the use of the private car

Result: Appeal **Dismissed** 11 February 2010

Ward:	Hornsey
Reference Number:	HGY//2009/0502
Decision Level:	Delegated

1A Rathcoole Avenue N8 9LY

Proposal:

Demolition of existing building and the erection of 1 x 3 storey, three bedroom and 1 x 3 storey, two bedroom dwelling houses

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the neighbouring street scene

The effect of the proposed development on the living conditions of the occupants of the proposed dwellings and neighbouring properties

Result:

Appeal **Dismissed** 2 February 2010

Ward:	Northumberland Park
Reference Number:	HGY/2009/0510
Decision Level:	Delegated

Unit 25 Northumberland Park Industrial Estate, Willoughby Lane N17 0YL

Proposal:

Use as car repair mechanic shop

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the amenities of the adjacent occupiers and the effective operation of the Northumberland Park Industrial Estate.

Result:

Appeal **Dismissed** 23 February 2010

Ward:	Tottenham Hale
Reference Number:	HGY/2008/2262
Decision Level:	Delegated

406 High Road N17 9JP

Proposal:

Erection of a rear extension and the conversion of the upper floors to form 1 x studio flat and 4 x 1 bedroom flats

Type of Appeal:

Written Representation

Issues:

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

Whether the development preserves or enhances the character or appearance of the Tottenham Green Conservation Area

The effect on neighbouring properties

The standard of the proposed accommodation, having regard to the living conditions of the future occupiers

Result: Appeal **Dismissed** 16 February 2010

ENFORCEMENT APPEAL 2010

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

The ground floor of the terrace & associated land at 185 Lordship Lane N17 6XF

Proposal:

Change of use of the ground floor premises to a social club

Type of Appeal:

Informal Hearing

Issues:

Whether or not the matters alleged in the notice constitute a breach of planning control

Result:

Appeal **Dismissed** 12 January 2010