

APPEAL DECISIONS SEPTEMBER 2010

PLANNING APPEALS

Ward:	Bounds Green
Reference Number:	HGY/2010/0062
Decision Level:	Delegated

Warwick Court, Pasmore Gardens N11 2EB

Proposal:

Demolition of existing garages adjacent to Warwick Court and erection of a block of two 1 bedroom flats with related works

Type of Appeal:

Written Representation

Issue:

The effect the proposal would have on the character and appearance of the area and on the living conditions of neighbouring residential occupiers

Result:

Appeal **Dismissed** 17 September 2010

Ward:	Crouch End
Reference Number:	HGY/2010/0183
Decision Level:	Delegated

13 Christchurch Road N8 9QL

Proposal:

Formation of new pavement crossovers and associated works including a hard standing for vehicles and landscaping

Type of Appeal:

Written Representation

Issue:

Whether the proposed pavement crossovers would adversely affect highway or traffic conditions

Result:

Appeal **Dismissed** 14 September 2010

Ward:	Crouch End
Reference Number:	HGY/2009/1735
Decision+ Level:	Delegated

45 Clifton Road N8 8JA

Proposal:

Erection of a two storey rear extension with basement under and proposed formation of parking space to front, and conversion of flats into single family dwelling

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Dismissed** 10 September 2010

Ward:	Crouch End
Reference Number:	HGY/2010/0181
Decision Level:	Delegated

2 Haringey Park N8 9JG

Proposal:

Formation of new pavement crossovers and associated works including a hard standing for vehicles and landscaping

Type of Appeal:

Written Representation

Issue:

Whether the proposal would preserve or enhance the character or appearance of the Crouch End Conservation Area

Result:

Appeal **Dismissed** 14 September 2010

Ward:	Harringay
Reference Number:	HGY/2009/1227
Decision Level:	Delegated

Rear of 97-103 Effingham Road N8

Proposal:

Change of use from a rundown derelict garages to an auto car parts sales office, which will sell car parts (no mechanical or repairs works to be done on site) just to be used for as the sale of auto car parts. Demolition of the existing garages and re build on site a new office store room

Type of Appeal:

Written Representation

Issue:

The effect of the development on the living conditions of nearby residents, with particular regard to noise and general disturbance

The impact of the change of use on highway safety, having regard to on-street car parking and the free-flow of traffic

Result:

Appeal **Dismissed** 8 September 2010

Ward:	Hornsey
Reference Number:	HGY/2009/1967
Decision Level:	Delegated

23 Wellington, Ashford Avenue N8 8LL

Proposal:

Replacement of all glazed external windows and doors

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Allowed** 15 September 2010

Ward:	Muswell Hill
Reference Number:	HGY/2010/0870
Decision Level:	Delegated

23 Danvers Road N8 7HH

Proposal:

Erection of rear dormer window with insertion of 2 x rooflights to front / rear to facilitate attic conversion.

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Allowed** 22 September 2010

Ward:	Noel Park
Reference Number:	HGY/2009/0797
Decision Level:	Delegated

7 Brampton Park Road N22 6BG

Proposal:

Conversion of the single dwelling house into three separate apartments including demolition of existing rear extension and replacement with new single storey rear extension and single storey side extension to rear addition

Type of Appeal:

Written Representation

Issue:

Whether the proposed development would be harmful to the living conditions of the occupiers of the apartments with particular reference to the size of the accommodation

Whether the development would result in harm to the living conditions of local residents due to significant additional on-street parking demand in the area

Result:

Appeal **Allowed** 3 September 2010

Ward:	Northumberland Park
Reference Number:	HGY/2009/1855
Decision Level:	Delegated

180 Park Lane N17 0JA

Proposal:

Conversion of a house into two flats, loft conversion and cancel one bedroom flat on the back garden

Type of Appeal:

Written Representation

Issue:

Whether the residential accommodation is of an adequate standard

Whether the conversion of the property into two flats is consistent with planning policies that seek to provide single family dwellings in the Borough, with particular regard to local amenities

The impact of the proposed rear dormer window on the character and appearance of the existing dwelling

Result:

Appeal **Dismissed** 14 September 2010

Ward:	Seven Sisters
Reference Number:	HGY/2009/0983
Decision Level:	Delegated

Site at Ermine Road N15 6DD

Proposal:

Erection of 5 x 3 storey three bedroom houses with associated parking and landscaping

Type of Appeal:

Written Representation

Issue:

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

The effects of the proposed development on the biodiversity value of the site and the surrounding area

The effects of the proposed development on highway safety

Result:

Appeal **Dismissed** 15 September 2010

Ward:	Stroud Green
Reference Number:	HGY/2009/2064 &2065
Decision Level:	Delegated

49A Oxford Road N4 3EY

Proposal:

Appeal A

Conservation Area Consent for demolition of existing buildings/structures and erection of three storey residential development comprising of 4 x 5 bed, 1 x 3 bed terrace houses with 10 basement parking space and private communal amenity space

Appeal B

Demolition of existing buildings/structures and erection of three storey residential development comprising of 4 x 5 bed, 1 x 3 bed terrace houses with 10 basement parking space and private communal amenity space

Type of Appeal:

Written Representation

Issue:

The effect of the proposal would have on the character and appearance of the Stroud Green Conservation Area

Result:

Both Appeals **Dismissed** 22 September 2010

Ward:	Stroud Green
Reference Number:	HGY/2009/1941
Decision Level:	Delegated

Land adjacent to 1 Scarborough Road N4 4LX

Proposal:

Demolition of an existing garage and studio and the construction of a detached house

Type of Appeal:

Written Representation

Issue:

Whether the proposed development would preserve or enhance the character or appearance of the Stroud Green Conservation Area

The effects of the proposed development on the living conditions of the residents of nearby properties

Result:

Appeal **Dismissed** 16 September 2010

Ward:	Stroud Green
Reference Number:	HGY/2009/2130
Decision Level:	Delegated

142 Stroud Green Road N4 3RZ

Proposal:

Extension of the existing lower ground and ground floor flats at the rear of the property, to provide an extra bedroom on the upper ground, and an extra bedroom and en-suite on the lower ground

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the existing property and that of the surrounding area

Result:

Appeal **Allowed** 20 September 2010

Ward:	Tottenham Green
Reference Number:	HGY/2009/1599
Decision Level:	Delegated

486 High Road N17 9JF

Proposal:

Change of use from A1 use to A2 use

Type of Appeal:

Written Representation

Issue:

The effect of the development on the vitality and viability of the Tottenham High Road (Bruce Grove) Primary Shopping Frontage

Result:

Appeal **Allowed** 1 September 2010

Ward:	Tottenham Hale
Reference Number:	HGY/2009/1160
Decision Level:	Delegated

182 Shelbourne Road N17 9YA

Proposal:

Conversion of existing workman's club into six self contained units consisting of 2 x 1 bed and 2 x 2 bed and 2 x 3 bed, ground floor reduction from front and rear of the property and first floor extension with new roof

Type of Appeal:

Written Representation

Issue:

Whether the density of development proposed would be excessive, having regard to the surroundings and the current planning policy framework

Whether the mix of housing types proposed is a suitable one for the site

The effect of the demand for car parking generated by the new flats upon the living conditions of existing occupiers and the occupiers of the new flats

Whether the extent of private amenity space proposed would be sufficient to meet the needs of occupiers

Result: Appeal **Allowed** 2 September 2010

Ward:	White Hart Lane
Reference Number:	HGY/2009/2043
Decision Level:	Delegated

12 Fryatt Road N17 7BH

Proposal:

Erection of a two bedroom dwelling with associated amenity space and landscaping

Type of Appeal:

Written Representation

Issue:

The impact of the development on the character and appearance of the surrounding area

Result:

Appeal **Dismissed** 20 September 2010

Ward:	White Hart Lane
Reference Number:	HGY/2010/0640
Decision Level:	Delegated

11 Mayfair Gardens N17 7LP

Proposal:

Retention of rear shed/extension

Type of Appeal:

Written Representation

Issue:

The effect the development would have on the character and appearance of the area and on the living conditions of neighbouring residential occupiers

Result:

Split Decision

Appeal **Dismissed** - in relation to the rear extension – 2 September 2010

Appeal **Allowed** – in relation to the rear shed – 2 September 2010