

APPEAL DECISION OCTOBER 2010

Ward:	Bounds Green
Reference Number:	HGY/2010/0148 & 0149
Decision Level:	Delegated

12B Thorold Road N22 8YE

Proposal:

Appeal A:

Listed Building Consent for demolition of an existing single storey commercial building used as a builders office and yard and erection of a new block of six dwellings comprising 1 x 2 bedroom flats and 5 x 1 bedroom flats

Appeal B:

Demolition of an existing single storey commercial building used as a builders office and yard and erection of a new block of six dwellings comprising 1 x 2 bedroom flats and 5 x 1 bedroom flats.

Type of Appeal:

Informal Hearing

Issues:

Appeal A:

Whether or not the proposed demolition would preserve or enhance the character or appearance of the Bowes Park Conservation Area

Appeal B:

Whether the proposed development would preserve or enhance the character or appearance of the Bowes Park Conservation Area

The effect on the living conditions of nearby residential occupiers in terms of outlook, privacy and noise and disturbance

The effect on on-street parking in the vicinity

Whether the proposed development would provide an adequate standard of amenity for future occupiers

Result:

Appeal A - **Allowed** 7 October 2010

Appeal B – **Dismissed** 7 October 2010

Ward:	Bounds Green
Reference Number:	HGY/2009/2142
Decision Level:	Delegated

Land Rear of 101 Truro Road N22 8DS

Proposal:

Demolition of two existing garages and erection of part single/part two storey dwelling house

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the area including the adjacent Bowes Park Conservation Area

The effect of the proposed development on the living conditions of nearby residents with particular reference to visual intrusion

The effect of the proposed development on the neighbouring trees

Result:

Appeal **Dismissed** 5 October 2010

Ward:	Bruce Grove
Reference Number:	HGY/2009/1035
Decision Level:	Delegated

55 Elsdon Road N17

Proposal:

Conversion of building into 2 x 1 bed self contained flats

Type of Appeal:

Written Representation

Issues:

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

The impact of the development on the character and appearance of the street scene

Result:

Appeal **Dismissed** 13 October 2010

Ward:	Bruce Grove
Reference Number:	HGY/2009/1681
Decision Level:	Delegated

292 Mount Pleasant Road N17 6HA

Proposal:

Conversion into 2 x 2 bedroom flats

Type of Appeal:

Written Representation

Issues:

The implication of the proposal for the housing mix in the area

The effect on the living conditions of nearby residents and on street parking

Result:

Appeal **Dismissed** 18 October 2010

Ward:	Fortis Green
Reference Number:	HGY/2009/1897
Decision Level:	Delegated

320A Dukes Mews N10

Proposal:

Change of use from B1 (offices) to Sui Generis (radio controlled minicab office) to open 24 hours per day, seven days per week

Type of Appeal:

Written Representation

Issues:

The effect of the proposed use on the living conditions of neighbouring residents with particular reference to noise and disturbance

The effect of the proposed use on the character and appearance of the Muswell Hill Conservation Area

Result:

Appeal **Dismissed** 5 October 2010

Ward:	Harringay
Reference Number:	HGY/2010/0182
Decision Level:	Delegated

107 Frobisher Road N8 0QU

Proposal:

Conversion of two non self contained flats into two self contained flats

Type of Appeal:

Written Representation

Issues:

The implications of the proposal for the living conditions of nearby residents and the potential to add to existing parking problems in the area

Result:

Appeal **Allowed** 18 October 2010

Appeal for Costs Allowed 18 October 2010

Ward:	Harringay
Reference Number:	HGY/2009/1949
Decision Level:	Delegated

349 Wightman Road N8 0NA

Proposal:

Conversion of existing bed sits into three self contained flats comprising 2 x 2 bedroom flats and 1 x 1 bedroom flat

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character of the local area with particular reference to parking conditions

Result:

Appeal **Dismissed** 11 October 2010

Appeal for Costs

Ward:	Highgate
Reference Number:	HGY/2010/0481
Decision Level:	Delegated

1B Cholmeley Park N6 5ET

Proposal:

Alterations to unauthorised unit into self contained residential one bedroom (1 person) flat

Type of Appeal:

Written Representation

Issues:

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

Whether the proposal would provide satisfactory living conditions for future occupiers

Result:

Appeal **Dismissed** 18 October 2010

Ward:	Highgate
Reference Number:	HGY/2009/1910
Decision Level:	Delegated

32 Cholmeley Park N6 5EU

Proposal:

Conversion of an existing unused garage into a caretaker flat

Type of Appeal:

Written Representation

Issues:

The effect of the proposed conversion on the character and appearance of the Highgate Conservation Area

Result:

Appeal **Dismissed** 29 October 2010

Ward:	Highgate
Reference Number:	HGY/2009/2090 & 2091
Decision Level:	Delegated

42 Stormont Road N6 4NP

Proposal:

Appeal A:

Demolition of the existing single family dwelling which is currently two storeys high with rooms in the roof. This dwelling is to be replaced with a new single family dwelling which is two storeys high with rooms in the roof

Appeal B:

Conservation Area Consent for demolition of the existing single family dwelling which is currently two storeys high with rooms in the roof. This dwelling is to be replaced with a new single family dwelling which is two storeys high with rooms in the roof

Type of Appeal:

Written Representation

Issues:

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

Result:

Both Appeals **Dismissed** 22 October 2010