

APPEAL DECISION March 2006

Ward:	Alexandra
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1385
Decision Level:	Delegated

26 Palace Gates Road N22 7BN

Proposal:

Erection of a rear dormer window, extension at rear second floor level and insertion of 2 x roof lights to front elevation and alterations to rear extension.

Type of Appeal:

Written Representation

Issue:

Whether the scheme would represent overdevelopment of the site through an over-intensive form of development.

Whether the scheme would give rise to an unacceptable increase in off-street parking.

Result:

Appeal **Allowed** 30 March 2006

Ward:	Bounds Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1054
Decision Level:	Delegated

Highways land at junction of Bounds Green Road & Clarence road N22 8YB

Proposal:

Installation of 10m high column incorporating 3 antennae within, plus equipment cabin.

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the street scene and, if harmful whether the special needs of this Code System operator, in providing acceptable levels of coverage and capacity for its "2nd generation" mobile phone service and to facilitate its 3rd generation service, should outweigh any such harm.

Result:

Appeal **Dismissed** 6 March 2006

Ward:	Bounds Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1089
Decision Level:	Delegated

Site on Highways lane outside Tesco Metro, High Road N22 5AB

Proposal:

Installation of 10m column incorporating three antennae within a shroud, plus one equipment cabin.

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the street scene and, if harmful whether the special needs of this Code System operator in providing acceptable levels of coverage and capacity for its "2nd generation" mobile phone service and to facilitate its 3rd generation service, should outweigh any such harm.

Result:

Appeal **Allowed** 7 March 2006

Ward:	Bruce Grove
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1380
Decision Level:	Delegated

38 Broadwater Road N17

Proposal:

Erection of a one storey, 2 bedroom live/work unit in the garden to the rear of 38 Broadwater Road.

Type of Appeal:

Written Representation

Issue:

The detrimental impact on the character of the area.

Result:

Appeal **Dismissed** 30 March 2006

Ward:	Crouch End
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1800
Decision Level:	Delegated

35-39 The Broadway N8

Proposal:

Erection of a 48 sheet, non –illuminated, poster panel.

Type of Appeal:

Written Representation

Issue:

Whether the sign respects the character and appearance of the Crouch End Conservation Area.

Result:

Appeal **Dismissed** 16 March 2006

Ward:	Haringey
Planning Officer:	J Toerjen
Reference Number:	HGY/2004/2532
Decision Level:	Delegated

58 Allison Road N8 0AT

Proposal:

Conversion of the basement to provide a one bedroom flat.

Type of Appeal:

Written Representation

Issue:

The standard of accommodation to be provided

The effect upon car parking in the vicinity _

Result:

Appeal **Dismissed** 6 March 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2005
Decision Level:	Delegated

361 Archway Road N6 4EJ

Proposal:

Erection of a poster panel.

Type of Appeal:

Informal Hearing

Issue:

The effect of the panel on the amenity of the area.

Result:

Appeal **Dismissed** 7 March 2006

Ward:	Tottenham Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1281
Decision Level:	Delegated

60-68 Markfield Road N15 4RD

Proposal:

Change of use of existing works building to multi-function community halls on ground and first floor.

Type of Appeal:

Written Representation

Issue:

Loss of employment generating use

Effect upon the amenities of the locality

Result:

Appeal **Dismissed** 6 March 2006

Ward:	Tottenham Hale
Planning Officer:	J Toerjen

Reference Number:	HGY/2004/0993
Decision Level:	Delegated

456-462 High Road N17 9JD

Proposal:

Provision of additional storey to rear part to provide seven no. flats (permission previously granted for 13 no. flats) – 20 no. total.

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposed development on the character and appearance of the area, including the Tottenham Conservation Area

The effect on the living conditions of existing and nearby residential occupiers

Whether the proposed layout makes safe and satisfactory provision for access for future residents.

Result: Appeal **Allowed** 2 March 2006

Ward:	West Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1582
Decision Level:	Delegated

36 Westbury Avenue N22 6RS

Proposal:

Retention of a single storey rear extension and alterations.

Type of Appeal:

Written Representation

Issue:

The impact on the living conditions of the neighbouring residents through its scale, bulk and appearance.

Result:

Appeal **Dismissed** 24 March 2006

APPEAL DECISION APRIL 2006

Ward:	Bruce Grove
Planning Officer:	M Bradshaw
Reference Number:	HGY/2005/0752
Decision Level:	Delegated

152 The Avenue N17 6JL

Proposal:

Conversion of property to form 1 x 1 bed and 1 x 2 bed self contained flats.

Type of Appeal:

Written Representation

Issues:

The overall size of the original property and access arrangements.

Result:

Appeal **Dismissed** 24 April 2006

Ward:	Bruce Grove
Planning Officer:	J Toerjen
Reference Number:	N/A
Decision Level:	Enforcement

50 Newlyn Road N17 6RX

Proposal:

Erection of a single storey rear and side extension to the dwelling extending 3 metres from the rear of the dwelling.

Type of Appeal:

Written Representation

Issues:

The effect of the development of the appearance of the appeal dwelling

The effect of the development on the living conditions of residential neighbours at 48 and 52 Newlyn Road with particular regard to visual amenity in these terraced dwellings

Result:

Appeal **Dismissed** 19 April 2006

Ward:	Crouch End
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0890
Decision Level:	Delegated

Jameson Lodge, 58 Shepherds Hill N6 5RW

Proposal:

Erection of a roof extension to existing building to create three no. dwellings.

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of the occupiers of nearby dwellings with particular regards to visual intrusion, overlooking, loss of privacy, sunlight and noise and disturbance.

Result:

Appeal **Dismissed** 28 April 2006

Ward:	Crouch End
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0904 & 0906
Decision Level:	Delegated

24 Stanhope Road N6 5NG

Proposal:

HGY/2005/0904 – Appeal A
Proposed new house on existing site of garage/rear garden.

HGY/2005/0906 – Appeal B
Conservation Area Consent for the demolition of an existing garage.

Type of Appeal:

Written Representation

Issues:

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

The effect on residents' living conditions in terms of the amenity space provided for future occupiers of the development and in terms of adjacent residents' living conditions, with particular regard to outlook, natural light and privacy.

Appeal B – Whether the proposed demolition of the existing building on the site would conflict with the aims of national and local policies for the control of demolition in conservation areas.

Result:

Appeals **Dismissed** 18 April 2006

Ward:	Fortis Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1213
Decision Level:	Delegated

40 Tetherdown N10 1NG

Proposal:

Repair rotted soft red brickwork with exmet screwed and plugged onto sound areas of the front elevation of the house finished with pebble dash.

Type of Appeal:

Written Representation

Issue:

Preserving or enhancing the character or appearance of conservation areas.

Result:

Appeal **Dismissed** 18 April 2006

Ward:	Harringay
Planning Officer:	J Toerjen
Reference Number:	HGY/2004/2170
Decision Level:	Delegated

507 Green Lanes N4 1TB

Proposal:

Erection of extension at rear first floor level and change of use of current office space to create 1 x 2, 2 x 1 bed and 1 x studio flats.

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposed development on the living conditions of the future occupiers of Flats 2, 3 and 4 with respect to overall internal floor space size.

The effect upon the living conditions of nearby occupiers with particular reference to the visual impact of the proposed rear extension when viewed from nearby properties and to on street parking and traffic.

The effect upon the street scene.

Result:

Appeal **Allowed** 4 April 2006

Award for Cost – **Allowed** 4 April 2006

Ward:	Harringay
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0914
Decision Level:	Delegated

35 Umfreville Road N4 1RY

Proposal:

Erection of a single storey side extension to the rear.

Type of Appeal:

Written Representation

Issue:

The effect on the amenity of the occupiers of no.37

Result:

Appeal **Allowed** 24 April 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1097
Decision Level:	Delegated

“Redstacks” Compton Avenue N6 4LB

Proposal:

First and second floor extensions to provide additional bedroom accommodation.

Type of Appeal:

Written Representation

Issue:

To preserve the character and appearance of both the existing dwelling and the wider street-scene.

Result:

Appeal **Allowed** 21 April 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0973
Decision Level:	Delegated

Newstead Nursing Home, Denewood Road N6 4AL

Proposal:

Erection of a part single storey, part two storey extension at first floor level, to create an additional floor comprising additional accommodation for residents.

Type of Appeal:

Written Representation

Issue:

The effect of the proposed extensions on the living conditions of the occupiers of neighbouring properties by way of privacy and outlook

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

Result:

Appeal **dismissed** 21 April 2006

Ward:	Muswell Hill
--------------	---------------------

Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0848
Decision Level:	Delegated

1A Lynton Road N8 8SR

Proposal:

Removal of existing conservatory and replacement with single storey rear conservatory extension.

Type of Appeal:

Written Representation

Issue:

The effect of the scheme on the character and appearance of the conservation area.

Result:

Appeal **Allowed** 20 April 2006

Ward:	Noel Park
Planning Officer:	J Toerjen
Reference Number:	HGY/2004/2282 & 0822
Decision Level:	Delegated

2A Brabant Road N22 6XB

Proposal:

HGY/2004/2282 – Demolition of the existing play centre buildings and the erection of a new mixed use development comprising a new play centre at the ground floor and 36 no. residential units.

HGY/2005/0822 – Demolition of the existing play centre buildings and the erection of a new mixed use development comprising a new play centre at the ground floor and 31 no. residential units.

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposed development, in each case, on the character and appearance of the street scene having particular regard to the density of the development

The effect on the living conditions of adjacent residents having regard to privacy and outlook

Result:

HGY/2004/2282 – Appeal A
Appeal **Dismissed** 20 April 2006

HGY/2005/0822 – Appeal B
Appeal **Allowed** 20 April 2006

Ward:	Noel Park
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1308
Decision Level:	Delegate

12A Hornsey Park Road N8 0JP

Proposal:

Demolition of existing garages and building of a new two bed bungalow.

Type of Appeal:

Written Representation

Issue:

The effect of noise and disturbance to neighbouring occupiers.

Result:

Appeal **Dismissed** 21 April 2006

Ward:	Tottenham Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1262
Decision Level:	Delegate

47 Antill Road N15

Proposal:

Conversion of the property into 1 x 1 bed and 1 x 3 bed self contained flats.

Type of Appeal:

Written Representation

Issue:

The size of the property and the standard of the resulting accommodation provided

Result:

Appeal **Allowed** 11 April 2006

Ward:	Tottenham Hall
Planning Officer:	J Toerjen
Reference Number:	N/A
Decision Level:	Enforcement

Land Rear of 5 Shelbourne Road N17 0JX

Proposal:

Erection of a steel canopy structure.

Type of Appeal:

Written Representation

Issue:

The effect of the development enforced against on the living conditions of residential neighbours of the appeal site

Result:

Appeal **Dismissed** 19 April 2006

Ward:	West Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1431
Decision Level:	Delegated

267 Lordship Lane N17 6AA

Proposal:

Creation of crossover to front garden of property to create parking for cars off the road.

Type of Appeal:

Written Representation

Issue:

The effect of highway safety.

Result:

Appeal **Dismissed** 18 April 2006

Ward:	Woodside
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1782
Decision Level:	Delegated

8 Tintern Road N22 5LU

Proposal:

Conversion of the property to form 2 x 1 bed self contained flats

Type of Appeal:

Written Representation

Issue:

Over-intensive use of the recently-enlarged property

Result:

Appeal **Allowed** 5 April 2006