

**Committee:** Planning Applications Sub Committee  
**Date:** 25 July 2006

**Report of:** Interim Director of Environmental Services

**Contact Officer:** Reg Jupp  
**Designation:** Principal Administrative Officer **Tel:** 020 8489 5169

**Report Title:**  
 Appeal decisions determined during June 2006.

**1. PURPOSE:**

To advise the Sub-Committee of appeal decisions determined by the Department for Communities and Local Government during June 2006.

**2. SUMMARY:**

Reports outcome of 24 appeal decisions determined by the Department for Communities and Local Government during June 2006 of which 11 (46%) were allowed and 13 (54%) were dismissed.

**3. RECOMMENDATIONS:**

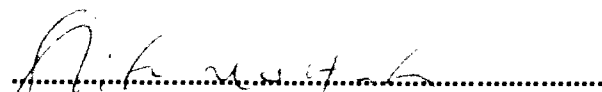
That the report be noted.

**4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.

The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Control Technical Support on 020 849 5508.

**Report Authorised by:**

  
 Shifa Mustafa

**Assistant Director Planning, Environmental Policy  
 & Performance.**

## APPEAL DECISIONS JUNE 2006

|                          |               |
|--------------------------|---------------|
| <b>Ward:</b>             | Alexandra     |
| <b>Planning Officer:</b> | J Toerjen     |
| <b>Reference Number:</b> | HGY/2005/1216 |
| <b>Decision Level:</b>   | Delegated     |

### Highway Land at the Junction of Albert Road & Victoria Road N22 7XH

#### Proposal:

Installation of a 10m standalone column which will incorporate two antennae within a shroud. In conjunction with the above, one equipment cabinet will be installed with overall dimensions of no more than 2.5m3.

#### Type of Appeal:

Written Representation

#### Issue:

Appearance, effect upon pedestrian flows, health risks particularly in relation to nearby school

#### Result:

Appeal **Allowed** 13 June 2006

|                          |             |
|--------------------------|-------------|
| <b>Ward:</b>             | Alexandra   |
| <b>Planning Officer:</b> | J Toerjen   |
| <b>Reference Number:</b> | N/A         |
| <b>Decision Level:</b>   | Enforcement |

### 108 Alexandra Park Road N10 2AE

#### Proposal:

Alteration to shop front

#### Type of Appeal:

Written Representation

#### Issue:

The effect of the replacement shopfront on the appearance of the shopping parade in Alexandra Park Road.

#### Result:

Appeal **Dismissed** 06 June 2006

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|--------------------------|---------------|
| <b>Ward:</b>             | Alexandra     |
| <b>Planning Officer:</b> | J Toerjen     |
| <b>Reference Number:</b> | HGY/2005/1217 |
| <b>Decision Level:</b>   | Delegated     |

**Highway Land outside centre opposite junction of Durnsford Road & Crescent Rise N11 2EL**

**Proposal:**

Installation of 10m standalone column which will incorporate three antennas within a shroud and one equipment cabinet with overall dimensions of no more than .55m3.

**Type of Appeal:**

Written Representation

**Issue:**

Visual impact. Prominent location, health risk particularly in relation to nearby primary schools.

**Result:**

Appeal **Dismissed** 28 June 2006

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|--------------------------|---------------|
| <b>Ward:</b>             | Alexandra     |
| <b>Planning Officer:</b> | J Toerjen     |
| <b>Reference Number:</b> | HGY/2005/1331 |
| <b>Decision Level:</b>   | Delegated     |

**1 Parham Way N10**

**Proposal:**

Erection of four terraced dwellings.

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the development on the character and appearance of the locality and the impact on residential amenities

**Result:**

Appeal **Dismissed** 20 June 2006

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|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Bounds Green</b>  |
| <b>Planning Officer:</b> | <b>J Toerjen</b>     |
| <b>Reference Number:</b> | <b>HGY/2005/2094</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**28 Woodfield Way N11 2PH**

**Proposal:**

The retention of front boundary wall and gates.

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the development on the character and appearance of the surroundings.

**Result:**

Appeal **Allowed** 22 June 2006

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|--------------------------|--------------------|
| <b>Ward:</b>             | <b>Crouch End</b>  |
| <b>Planning Officer:</b> | <b>J Toerjen</b>   |
| <b>Reference Number:</b> | <b>N/A</b>         |
| <b>Decision Level:</b>   | <b>Enforcement</b> |

**64 Crouch End Hill N8 8AG**

**Proposal:**

Unauthorised conversion to a flat on the ground floor.

**Type of Appeal:**

Written Representation

**Issue:**

Whether or not this flat provides a satisfactory standard of living accommodation, having regard to adopted policy guidance.

**Result:**

Appeal **Dismissed** 19 June 2006

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|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Crouch End</b>    |
| <b>Planning Officer:</b> | <b>J Toerjen</b>     |
| <b>Reference Number:</b> | <b>HGY/2005/1341</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**1-2 Cairncross Mews, Off Felix Avenue N8 9DS**

**Proposal:**

Erection of a new dwelling house and studio

**Type of Appeal:**

Written Representation

**Issue:**

Whether or not the height of the rear wall of the proposed house would be oppressive in relation to the outlook, sunshine and daylight of neighbours in Felix Avenue.

**Result:**

Appeal **Allowed** 22 June 2006

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|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Harringay</b>     |
| <b>Planning Officer:</b> | <b>J Toerjen</b>     |
| <b>Reference Number:</b> | <b>HGY/2005/1674</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**122 Pemberton Road N4 1BA**

**Proposal:**

Retention of first floor side extension.

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the development on the appearance of the locality and the consequences for residential amenity.

**Result:**

Appeal **Allowed** 23 June 2006

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|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Hornsey</b>       |
| <b>Planning Officer:</b> | <b>D Paton</b>       |
| <b>Reference Number:</b> | <b>HGY/2005/0007</b> |
| <b>Decision Level:</b>   | <b>PASC</b>          |

**The Ferme Park Depot, Cranford Way N8 9DG**

**Proposal:**

Erection of a concrete batching plant, with associated hoppers, conveyors and ancillary facilities.

**Type of Appeal:**

Public Inquiry

**Issue:**

The effects of the proposed development on the living conditions of nearby residents, with particular reference to noise, disturbance, vibration, dust and air pollution.

The effects of the proposed development on other uses in the locality, employment provision and the local economy.

**Result:**

Appeal **Allowed** 2 June 2006

**LONDON CONCRETE PLANNING APPEAL AND DECISION**

The Inspector's Decision letter of 2 June 2006 followed the holding of a Public Inquiry which sat on 10 days and included some evening sessions; he also did two days of site visits including visits to other concrete batching plants in west London.

The Decision letter is long and very full; he grants planning permission subject to 43 planning conditions. He heard evidence from 49 interested parties i.e. MP's, Members of the Council, local residents etc, as well as from expert witnesses for both the Council and the applicant.

The stance the Inspector has taken is that the proposed Concrete Plant would be a modern one, with most elements enclosed, so it would not have as many of the unwanted side-effects, in terms of noise and dust, of some of the older plants on other sites.

He assessed the impact of the plant on the living conditions of local residents, with reference to noise, disturbance, dust and air pollution; he concluded that there is sufficient distance from the nearest residential properties so as not to cause loss of amenity, provided the Plant operation is controlled by planning conditions and by Dust and Noise suppression measures which were contained in a Legal Undertaking made by the applicants to the Inquiry.

He also considered that it was an appropriate activity in an Employment Generating Area, and did not consider it would lead to existing businesses on the Estate moving out or staying vacant.

He heard much evidence on the traffic generation from the Plant, but considered that the additional percentage increase on movements in Tottenham Lane and Church Lane was not significant either in terms of hindering existing traffic flow or harm to residents.

The Inspector granted permission subject to 43 conditions; limiting the type and number of vehicles, the amount of aggregate brought in by rail (which sets an overall limit to capacity), the hours of operation. Construction of a noise barrier, limits on noise levels; landscaping and fencing, lighting; wheel washing, and many many others.

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| <b>Ward:</b>             | <b>Hornsey</b>     |
| <b>Planning Officer:</b> | <b>J Toerjen</b>   |
| <b>Reference Number:</b> | <b>N/A</b>         |
| <b>Decision Level:</b>   | <b>Enforcement</b> |

**Flat 2, 67 North View road N8 7LN**

**Proposal:**

Unauthorised erection of a balcony at the rear of the property.

**Type of Appeal:**

Written Representation

**Issue:**

Overlooking and loss of privacy.

**Result:**

Appeal **Allowed** 19 June 2006

**17D Church  
Crescent N10  
3NA**

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|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Muswell Hill</b>  |
| <b>Planning Officer:</b> | <b>J Toerjen</b>     |
| <b>Reference Number:</b> | <b>HGY/2005/1335</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**Proposal:**

Erection of a roof terrace at first floor level with a balustrade and French doors to replace an existing window.

**Type of Appeal:**

Written Representation

**Issue:**

The detrimental effect on the living condition of both neighbours.

**Result:**

Appeal **Dismissed** 29 June 2006

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|--------------------------|---------------------------------|
| <b>Ward:</b>             | <b>Muswell Hill</b>             |
| <b>Planning Officer:</b> | <b>F Kyriacou</b>               |
| <b>Reference Number:</b> | <b>HGY/2004/2400 &amp; 2399</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>                |

**107-143 Muswell Hill Road N10 3HS**

**Proposal:**

HGY/2004/2400 – Listed Building Consent for the proposed new side extension over car park entrance and new third floor addition containing four flats altogether, new enclosed staircase to replace the existing, timber rain screen and cover to gallery at the back

HGY/2004/2399 – Proposed new side extension over car park entrance and new third floor addition containing four flats altogether, new enclosed staircase to replace the existing, timber rain screen and cover to gallery at the back.

**Type of Appeal:**

Public Inquiry

**Issue:**

Whether the proposed works would preserve the settings and any features of special architectural or historic interest of the listed buildings

Whether the proposed works would preserve or enhance the character or appearance of the conservation area

Whether the proposed would have an unacceptable harmful impact upon the living conditions of neighbouring occupiers.

**Result:**

Both Appeals **Dismissed** 27 June 2006



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|--------------------------|---|
| <b>Ward:</b>             | <b>Noel Park</b>                          |
| <b>Planning Officer:</b> | <b>S Cooke</b>                            |
| <b>Reference Number:</b> | <b>HGY/2005/0012&amp; 0729 &amp; 1896</b> |
| <b>Decision Level:</b>   | <b>PASC</b>                               |

**725-733 Lordship Lane N22 5JX**

**Proposal:**

HGY/2005/0012 – Redevelopment of site including demolition and clearance of buildings for a mixed use regeneration proposal comprising 128 residential units with affordable provision and ground floor commercial floor space for use within Use Class A1, A2, A3, B1, D1 and /or D2 together with hard and soft landscaping.

HGY/2005/0729 – Redevelopment of site including clearance of demolished buildings for a mixed use regeneration proposal comprising of 105 residential units with 50% affordable housing provision and ground floor commercial & health centre floor space for Use Classes A1, A2, A3, B1, & D2, together with hard and soft landscaping.

HGY/2005/1896 – Redevelopment of site including clearance of demolished buildings for a mixed use regeneration proposal comprising of 90 residential units with 50% affordable provision and ground floor providing a health centre/commerce together with hard and soft landscaping works. To cover Use Classes A1, A2, A3, B1, D1 & D2 subject to Section 106 Agreements.

**Type of Appeal:**

Public Inquiry

**Issue:**

The effect of the proposals on the character and appearance of the area.

The effect of the proposals on the living conditions of neighbouring residents, with particular reference to light, privacy and outlook.

The effect of the proposals on highway safety and their adequacy in terms of parking provision.

**Result:**

Appeals 2005/0012 & 2005/0729 **Dismissed** 27 June 2006

Appeal 2005/1896 **Allowed** 27 June 2006

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|--------------------------|----------------------------|
| <b>Ward:</b>             | <b>Northumberland Park</b> |
| <b>Planning Officer:</b> | <b>J Toerjen</b>           |
| <b>Reference Number:</b> | <b>HGY/2005/2057</b>       |
| <b>Decision Level:</b>   | <b>Delegated</b>           |

**Land Rear of 705-707 High Road N17 8AD**

**Proposal:**

Erection of a three storey residential redevelopment to provide ten flats.

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposed development on the character and appearance of the North Tottenham Conservation Area and the setting of the listed building at 707 High Road.

**Result:**

Appeal **Dismissed** 21 June 2006

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|--------------------------|----------------------------|
| <b>Ward:</b>             | <b>Northumberland Park</b> |
| <b>Planning Officer:</b> | <b>S Amoako-Adofo</b>      |
| <b>Reference Number:</b> | <b>N/A</b>                 |
| <b>Decision Level:</b>   | <b>Enforcement</b>         |

**72 St Paul's Road N17 0NE**

**Proposal:**

Unauthorised conversion of a single family dwelling unit into three self contained units of living accommodation.

**Type of Appeal:**

Public Inquiry

**Issue:** N/A

**Result:**

Appeal **Dismissed 28 June 2006**

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|--------------------------|----------------------|
| <b>Ward:</b>             | <b>St. Ann's</b>     |
| <b>Planning Officer:</b> | <b>E Ennin-Gyasi</b> |
| <b>Reference Number:</b> | <b>HGY/2004/2220</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**3 Vicarage Mansions, Abbotsford Avenue N15 3BP**

**Proposal:**

Formation of 2 x 2 bedroom flats at third floor level in existing mansion block.

**Type of Appeal:**

Informal Hearing

**Issue:**

The likely impact of the proposed extension and alterations upon the character and appearance of 3 Vicarage Mansions and the surrounding residential area.

The impact of the proposal upon the living conditions of nearby residents.

The impact of the proposal for car parking and the free flow of traffic within adjacent roads.

**Result:**

Appeal **Allowed 9 June 2006**

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|--------------------------|----------------------|
| <b>Ward:</b>             | <b>St. Ann's</b>     |
| <b>Planning Officer:</b> | <b>J Toerjen</b>     |
| <b>Reference Number:</b> | <b>HGY/2005/2020</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**Units 1, 2 & 3 Rowley's yard, Rear of 2-22 Woodlands Park Road N15 3RU**

**Proposal:**

Erection of eight storage containers.

**Type of Appeal:**

Written Representation

**Issue:**

The effect upon adjoining residential amenities.

**Result:**

Appeal **Dismissed** 23 June 2006

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Seven Sisters</b> |
| <b>Planning Officer:</b> | <b>J Toerjen</b>     |
| <b>Reference Number:</b> | <b>HGY/2005/0081</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**61A St. John's Road N15 6QJ**

**Proposal:**

Access to garden: with one level landing (1M wide) in "L" shape and stairs leading down to the garden.

**Type of Appeal:**

Informal Hearing

**Issue:**

The detrimental effect upon the character and appearance of the area

The effect on the privacy and outlook of surrounding occupiers

**Result:**

Appeal **Dismissed** 30 June 2006

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|--------------------------|------------------------|
| <b>Ward:</b>             | <b>Tottenham Green</b> |
| <b>Planning Officer:</b> | <b>J Toerjen</b>       |
| <b>Reference Number:</b> | <b>HGY/2005/2190</b>   |
| <b>Decision Level:</b>   | <b>Delegated</b>       |

**223 West Green Road N15**

**Proposal:**

Erection of a wall mounted, non-illuminated, 48-sheet poster panel.

**Type of Appeal:**

Written Representation

**Issue:**

Whether the non-illuminated poster panel would respect the scale and appearance of the appeal premises and their surroundings.

**Result:**

Appeal **Dismissed** 9 June 2006

|                          |                       |
|--------------------------|-----------------------|
| <b>Ward:</b>             | <b>Tottenham Hale</b> |
| <b>Planning Officer:</b> | <b>J Toerjen</b>      |
| <b>Reference Number:</b> | <b>HGY/2005/1482</b>  |
| <b>Decision Level:</b>   | <b>Delegated</b>      |

**11 Liston Road, Rear of 8 Lansdowne Road N17**

**Proposal:**

Erection of a three storey building containing 3 x 1 bedroom flats.

**Type of Appeal:**

Written Representation

**Issue:**

Whether or not the proposal would represent over-development harmful to living conditions in the area

**Result:**

Appeal **Allowed** 22 June 2006

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Woodside</b>      |
| <b>Planning Officer:</b> | <b>J Toerjen</b>     |
| <b>Reference Number:</b> | <b>HGY/2005/2125</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**10 Arcadian Gardens N22 5AA**

**Proposal:**

Conversion into two self contained flats.

**Type of Appeal:**

Written Representation

**Issue:**

Conversion standards and car parking

**Result:**

Appeal **Allowed** 28 June 2006