

APPEAL DECISION JANUARY 2012

Ward:	Bruce Grove
Reference Number:	HGY/2011/0424
Decision Level:	Delegated

155 Lordship Lane N17 6XE

Proposal:

Change of use from a hairdressers (A1) to a café (A3). The condition in dispute is No.3 which states that: "The use hereby permitted shall not be operated before 0800 or after 2100 on any day"

The reason for the condition is: "This 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 of the proposed variation of the disputed condition on the living conditions of neighbouring occupiers in terms of noise and general disturbance

Result:

Appeal – **Allowed** 31 January 2012

Ward:	Crouch Hill
Reference Number:	HGY/2011/1438
Decision Level:	Delegated

124A Crouch Hill N8 9DY

Proposal:

Addition of ground floor conservatory to the rear

Type of Appeal:

Written Representation

Issues:

The impact of the proposal on the occupiers of adjacent properties by reason of loss of light and outlook and in particular the occupants of 124 Crouch Hill

Result:

Appeal – **Allowed** 25 January 2012

Ward:	Fortis Green
Reference Number:	HGY/2010/2074
Decision Level:	Delegated

51 Queens Avenue N10 3PE

Proposal:

Erection of first floor rear extension to Flat 7

Type of Appeal:

Written Representation

Issues:

The impact of the proposal on the living conditions of residents of 49 Queens Avenue in terms of loss of daylight, sunlight and outlook

Whether the proposal would preserve or enhance the character and appearance of Muswell Hill Conservation Area

Result:

Appeal – **Dismissed** 25 January 2012

Ward:	Muswell Hill
Reference Number:	HGY/2011/0851
Decision Level:	Delegated

5 Carysfort Road N8 8RA

Proposal:

Erection of roof extension at rear and roof terrace; changing all windows and doors from PVC to timber framed sashes

Type of Appeal:

Written Representation

Issues:

The effect of the rear roof extension on the character and appearance of the property itself and of the surrounding area

Result:

Appeal - **Dismissed** 5 January 2012

Ward:	Muswell Hill
Reference Number:	HGY/2011/0182
Decision Level:	Delegated

3 Cranley Gardens N10 3AA

Proposal:

Alterations to front garden, provision of driveway and formation of cross over

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on pedestrian and highway safety

Result:

Appeal - **Dismissed** 18 January 2012

Ward:	Northumberland Park
Reference Number:	HGY/2011/0139
Decision Level:	Delegated

2 Birkbeck Road N17 8NG

Proposal:

Conversion of existing building into two self contained units

Type of Appeal:

Written Representation

Issues:

Whether, having regard to development plan policy, the appeal property is suitable for conversion,

Whether the proposal would provide adequate living conditions for its occupiers, with regard to the size of the flats and the 'stacking' arrangements between floors

Result:

Appeal **Dismissed** 18 January 2012

Ward:	Noel Park
Reference Number:	HGY/2011/1014
Decision Level:	Delegated

Flat 1, 38 Alexandra Road N8 0PP

Proposal:

Demolition of the rear ground floor extension and the erection of a single storey rear ground floor extension

Type of Appeal:

Written Representation

Issues:

The effect of the extension on the appearance of the property and its surroundings

Result:

Appeal **Allowed** 25 January 2012

Ward:	St Ann's
Reference Number:	HGY/2011/0877
Decision Level:	Delegated

42 Victoria Crescent N15 5LU

Proposal:

Retrospective approval for the retention of windows, doors and security grill on the ground floor flat

Type of Appeal:

Written Representation

Issues:

The effect of the development on the character and appearance of the appeal property and the surrounding area

Result:

Appeal **Dismissed** – in relating to the security grills – 19 January 2012
 Appeal **Allowed** – in relating to the windows and door – 19 January 2012

Ward:	West Green
Reference Number:	HGY/2011/0884
Decision Level:	Delegated

428 West Green Road N15 3PU

Proposal:

Conversion of the first and second floor maisonette into two 1 bedroom self contained flats

Type of Appeal:

Written Representation

Issues:

The extent to which the conversion would create a demand for on-street parking space that could not be satisfactorily accommodated

Result:

Appeal **Allowed** 26 January 2012

Ward:	West Green
Reference Number:	HGY/2011/0346
Decision Level:	Delegated

434 West Green Road N15 3PT

Proposal:

Erection of single storey rear extension to provide a one person flat and an upgrade of the shop

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of existing and prospective occupiers in respect of the amount and quality of living accommodation

The effect of the proposal on the character and appearance of the host building and the area in general

The effect of the proposal on the amenity of residents and the operation of bus services in the area from any additional street parking

Result:

Appeal **Allowed** 23 January 2012