

Committee: Planning Applications Sub-Committee
Date: 11 September 2006

Report of: Interim Director of Environmental Services

Contact Officer: Anniemay Royal Trinnaman
Designation: Senior Administrative Officer **Tel:** 020 8489 5168

Report Title:
Appeal decisions determined during July 2006

1. PURPOSE:

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

2. SUMMARY:

Reports outcome of 17 appeal decisions determined by the Department for Communities and Local Government during July 2006 of which 10 were allowed, 7 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 Administration on (020) 8489 5508

Report Authorised by:


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Shifa Mustafa

Assistant Director

Planning , Environmental Policy & Performance

APPEAL DECISION JULY 2006

Ward:	Bounds Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1893
Decision Level:	Delegated

349C High Road N22 8JA

Proposal:

Change of use from retail to billiards, snooker and coffee bar to play music in background (And sell alcohol).

Type of Appeal:

Written Representation

Issues:

Whether the existing shop is an essential local convenience store

The detrimental effect on the amenities of the area.

Result:

Appeal **Allowed** 19 July 2006

Ward:	Crouch End
Planning Officer:	J Toerjen
Reference Number:	N/A
Decision Level:	Enforcement

Flat 1, 98 Crouch Hill N8 9EA

Proposal:

Erection of a boundary fence 2.1 to 2.3 metres high.

Type of Appeal:

Written Representation

Issues:

The character and appearance of the Crouch End Conservation Area

Result:

Appeal **Succeeds** in part and **Fails** in part 13 July 2006

Ward:	Fortis Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2298
Decision Level:	Delegated

229-231 Muswell Hill Broadway N10 1DEW

Proposal:

Erection of ground floor single storey rear extension to create a kitchen, store rooms and bin stores for a bakery shop.

Type of Appeal:

Written Representation

Issues:

The character and appearance of the conservation area

Overdevelopment and loss of off street parking

Result:

Appeal **Allowed** 26 July 2006

Ward:	Harringay
Planning Officer:	B Henderson
Reference Number:	HGY/2005/0128
Decision Level:	Delegated

Rear of 646 Green Lanes N8 0QY

Proposal:

Erection of 3 x 2 bed houses.

Type of Appeal:

Informal Hearing

Issue:

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

The effect on the living conditions of surrounding residential occupiers with particular reference to outlook, overshadowing and privacy.

Result:

Appeal **Dismissed** 6 July 2006

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

124 Pemberton Road N4 1BA

Proposal:

Installation of a side and front extension on the first floor and flank wall which exceeds permitted heights.

Type of Appeal:

Written Representation

Issue:

The effect of the development on the living conditions of neighbouring residential occupiers, with particular regard to the availability of natural light

The effect of the development on the appearance of the street scene in this locality

Result:

Appeal **Allowed** 12 July 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2193
Decision Level:	Delegated

188 Archway Road N6 5BB

Proposal:

Erection of a two storey, 2 bed dwelling house to the rear of the property

Type of Appeal:

Written Representation

Issue:

Development would be too close to, and oppressive, to adjacent property

The effect on the character and appearance of conservation areas and buildings of local interest.

Development would provide no parking

Result:

Appeal **Dismissed** 3 July 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2013
Decision Level:	Delegated

2 Courtenay Avenue N6

Proposal:

Erection of a single storey rear conservatory extension.

Type of Appeal:

Written Representation

Issue:

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

The effect upon the living conditions of the occupiers of the adjoining house.

Result:

Appeal **Allowed** 17 July 2006

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

17 Cromwell Place N6 5HR

Proposal:

Demolition of the front boundary wall, to facilitate the provision of a vehicle crossover and rebuilding a new wall.

Type of Appeal:

Informal Hearing

Issue:

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

Result:

Appeal **Dismissed** 18 July 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1784
Decision Level:	Delegated

**Highways Lane outside Former Athlone House Hospital
Hampstead Lane N6 4RX**

Proposal:

Installation of a 12.5 metre high street works style pole supporting 3 no. antennae (within shroud) and associated ground based equipment cabinet of no more than 2.5 cubic metres

Type of Appeal:

Written Representation

Issue:

The character and appearance of the conservation area

Result:

Appeal **Allowed** 20 July 2006

Ward:	Noel Park
Planning Officer:	J Toerjen
Reference Number:	HGY/20051299
Decision Level:	Delegated

44 Farrant Avenue N22 6PJ

Proposal:

Erection of a loft conversion with rear dormer.

Type of Appeal:

Written Representation

Issue:

The unacceptable harm to the character and appearance of the conservation area.

Result:

Appeal **Dismissed** 27 July 2006

Ward:	St. Ann's
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1683
Decision Level:	Delegate

Rear of 28 Avenue Road N15 5JH

Proposal:

Change of use from long established vehicle repairs to car valeting/wash premises

Type of Appeal:

Written Representation

Issue:

The harmful effect on living conditions.

The harmful effect on highway safety

Result:

Appeal **Dismissed** 28 July 2006

Ward:	St Ann's
Planning Officer:	B Henderson
Reference Number:	HGY/2005/2503 & 2514
Decision Level:	Delegate

22-24 Salisbury Road N4 1JZ

Proposal:

Appeal A – HGY/2004/2503 - Conversion into 6 no. self contained into 6 no. self contained flats. Single storey extension. Internal alterations.

Appeal B – HGY/2004/2514 – Conversion into 3 no. self contained flats. Single storey extensions. Internal alterations.

Type of Appeal:

Written Representation

Issue:

Whether the proposed developments would provide adequate living conditions for future occupiers.

Result:

Appeal **Allowed** 4 July 2006

Ward:	Stroud Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2032
Decision Level:	Delegated

14 Ridge Road N8 9LG

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Allowed** 28 July 2006

Ward:	Stroud Green
Planning Officer:	R Nowaz
Reference Number:	HGY/2005/1063
Decision Level:	Delegated

Land rear of 99 Upper Tollington Park N4 4ND

Proposal:

Excavation and construction of a two bedroom sunken dwelling with one parking space.

Type of Appeal:

Informal Hearing

Issue:

The effect on the character and appearance of the area, taking into account its location in the conservation area: this was found acceptable

The effect on living conditions of existing neighbouring residents this was also found acceptable living conditions, especially in terms of overlooking and sunlight: would be unacceptable for occupants of proposed dwelling.

Result:

Appeal **Dismissed** 31 July 2006

Ward:	Tottenham Hale
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1718
Decision Level:	Delegated

39 Lansdowne Road N17 0LS

Proposal:

Crection of a separate dwelling by way of conversion, adjacent to no. 39 Lansdowne Road, including separate entrance, gardens and services.

Type of Appeal:

Written Representation

Issue:

Whether size of property as existing is sufficient to allow division into tow units.

Result:

Appeal **Allowed** 31 July 2006

Ward:	Woodside
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/2025
Decision Level:	Delegated

1 The Crossway N22 5QS

Proposal:

Change of use from a residential dwelling to a residential family centre (mother and baby unit).

Type of Appeal:

Written Representation

Issue:

The effect on the living condition of the nearby occupiers

Result:

Appeal **Dismissed** 7 July 2006

Ward:	Woodside
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0989
Decision Level:	Delegated

81 Norman Avenue N22 5ES

Proposal:

Erection of a first floor rear extension.

Type of Appeal:

Informal Hearing

Issue:

The effect on the character and appearance of the area

Result:

Appeal Allowed 31 July 2006