

**APPEAL DECISIONS AUGUST 2012**

**PLANNING APPEALS**

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>HGY/2011/1607</b>
<b>Decision Level:</b>	<b>Delegated</b>

**41 Palace Road N11 2PU**

**Proposal:**

Proposed flat conversion/change of use from one dwelling to 1 x 2 bedroom flat and 1 x 3 bedroom flat

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal would have on the supply of homes suitable for meeting local needs, including for families

The effect of the proposal would have on living conditions in nearby dwellings

**Result:**

Appeal **Allowed** 20 August 2012

Application for Cost **Allowed** 20 August 2012

<b>Ward:</b>	<b>Bruce Grove</b>
<b>Reference Number:</b>	<b>HGY/2011/1635</b>
<b>Decision Level:</b>	<b>Delegated</b>

**68B-68C Bruce Grove N17 6UZ**

**Proposal:**

Erection of first floor extension to create 1 x 1 bedroom self contained flat involving the demolition and rebuilding of an existing rear wall

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal on living conditions in nearby dwellings

**Result:**

Appeal **Allowed** 20 August 2012

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2011/1329</b>
<b>Decision Level:</b>	<b>Non Determination</b>

**Kwik-Fit, 163 Tottenham Lane N8 9BT**

**Proposal:**

Demolition of existing garage and car wash, Erection of five storey mixed use development for 589sqm of commercial space, 203sqm office space, and 22 No. flats comprising of two No. studios, two No. one bed flats and eighteen No. 2 bed flats. Erection of seven No. 3 storey four bed terraced dwellings

**Type of Appeal:**

Public Inquiry

**Issue:**

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

The effect of the proposed development on the living conditions of future residents with particular respect to the size of the units, the size of the rooms, the amount of storage and amenity space, privacy, and the amount of sunlight and daylight received

Whether or not the proposed density would be appropriate for the site

The effect of the proposed development on the living conditions of the occupiers of properties to the rear of the site, with particular respect to visual intrusion and noise and disturbance

Whether or not the mix of dwellings would be in accordance with development plan policy

Whether or not the proposed development would result in a loss of employment, thereby placing it in conflict with policy EMP4 of the Unitary Development Plan

**Result:**

Appeal **Dismissed** 7 August 2012

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2012/0213</b>
<b>Decision Level:</b>	<b>Delegated</b>

**1 Hornsey Lane Gardens N6 5NX**

**Proposal:**

Erection of a sloping, hardwood-clad balustrade to form a roof terrace on the existing flat roof, and the construction of a metal-clad (zinc) dormer with a glazed door onto the existing sloping roof for access to the terrace

**Type of Appeal:**

Written Representation

**Issue:**

The character and appearance of the Highgate Conservation Area

The living conditions of the occupiers of near by dwellings, having regard to overlooking and privacy

**Result:**

Appeal **Allowed** 6 August 2012

<b>Ward:</b>	<b>St Ann's</b>
<b>Reference Number:</b>	<b>HGY/2011/0811</b>
<b>Decision Level:</b>	<b>Delegated</b>

**22 Black Boy Lane N15 3AR**

**Proposal:**

Change of use of single dwelling house to a house in multiple occupation (HMO)

**Type of Appeal:**

Written Representation

**Issue:**

The effect of on the housing mix in Black Boy Lane

The character and appearance of the surrounding area

The living condition of nearby residents, with regard to noise and disturbance

**Result:**

Appeal **Allowed** 1 August 2012

<b>Ward:</b>	<b>Tottenham Green</b>
<b>Reference Number:</b>	<b>HGY/2012/0192</b>
<b>Decision Level:</b>	<b>Delegated</b>

**143 Philip Lane N15 4HQ**

**Proposal:**

Demolition of front extension and installation of folding canopy and security shutters

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal on the character and appearance of the building and whether it would preserve or enhance the surrounding Clyde Circus Conservation Area

**Result:**

Appeal **Dismissed** 7 August 2012