

**APPEAL DECISIONS NOVEMBER 2012**

**PLANNING APPEALS**

<b>Ward:</b>	<b>Alexandra</b>
<b>Reference Number:</b>	<b>HGY/2012/0373</b>
<b>Decision Level:</b>	<b>Delegated</b>

**42 Colney Hatch Lane N10 1DY**

**Proposal:**

Erection of part single ,part two storey rear extension, loft conversion incorporating a rear dormer, basement extension together with the formation of a front light well, and conversion of the property into five no. self contained flats

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal on the character and appearance of the property and the Muswell Hill Conservation Area

Whether the standard and mix of accommodation would be appropriate

Whether the site has adequate capacity for the amount of development that is proposed

**Result:**

Appeal **Dismissed** 21 November 2012

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2012/0101</b>
<b>Decision Level:</b>	<b>Delegated</b>

**155 Ferme Park Road N8 9BP**

**Proposal:**

Provision of new external staircase from first floor flat to rear garden

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal on the living conditions on the occupiers of adjoining residential properties

The effect of the proposal on the character and appearance of the area

**Result:**

Appeal **Dismissed** 26 November 2012

<b>Ward:</b>	<b>Fortis Green</b>
<b>Reference Number:</b>	<b>HGY/2012/0986</b>
<b>Decision Level:</b>	<b>Delegated</b>

**23 Twyford Avenue N2 9NU**

**Proposal:**

Proposed loft conversion to include new dormer window in roof to side of property and new velux windows to front and rear. Changes to windows in side elevation to allow for reconfiguration of internal rooms.

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal on the character and appearance of the property and the area

**Result:**

Appeal **Dismissed** 16 November 2012

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2012/0948</b>
<b>Decision Level:</b>	<b>Delegated</b>

**26 Grange Road N6 4AP**

**Proposal:**

Erection of new roof

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal on the character and appearance of the property and the Highgate Conservation Area

**Result:**

Appeal **Dismissed** 13 November 2012

<b>Ward:</b>	<b>Muswell Hill</b>
<b>Reference Number:</b>	<b>HGY/2012/0659</b>
<b>Decision Level:</b>	<b>Delegated</b>

**102 Muswell Hill Road N10 3JR**

**Proposal:**

Demolition of existing conservatory and erection of new orangey

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal on the living conditions of the occupiers of the adjoining residential property

**Result:**

Appeal **Allowed** 16 November 2012

<b>Ward:</b>	<b>Muswell Hill</b>
<b>Reference Number:</b>	<b>HGY/2011/2073 &amp; 2307</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Maynard Arms, 70 Park Road N8 8SX**

**Proposal:**

HGY/2011/2073

Alterations to rear yard: new chiller, covered area, decking and alterations to fenestration

HGY/2011/2307

Erection of replacement kitchen intake and extractor plant

**Type of Appeal:**

Written Representation

**Issue:**

The main issues in both cases are the effect of the proposal on the character and appearance of the Crouch end Conservation Area and the living condition of neighbours with particular regard to noise, disturbance and cooking odours

**Result:**

Appeal

HGY/2011/2073 **Dismissed** in relation to covered area 28 November 2012

HGY/2011/2073 **Allowed** in relation to new chiller, decking and alteration to fenestration  
28 November 2012

HGY/2011/2307 **Dismissed** 28 November 2012

<b>Ward:</b>	<b>St Ann's</b>
<b>Reference Number:</b>	<b>HGY/2012/0293</b>
<b>Decision Level:</b>	<b>Delegated</b>

**718 Seven Sisters Road N15 5NH**

**Proposal:**

Extension by one partial level of an existing three storey structure. The building's current use is ground floor commercial with two floors of residential above. The extension will be two additional flats

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal on the character and appearance of the property and the street scene

Whether the additional flats would prejudice the amenities of the building as a whole

Whether the additional flats would compromise council guidance on the provision of housing

**Result:**

Appeal **Allowed** 26 November 2012

<b>Ward:</b>	<b>Stroud Green</b>
<b>Reference Number:</b>	<b>HGY/2012/0349</b>
<b>Decision Level:</b>	<b>Delegated</b>

**69 Oakfield Road N4 4LD**

**Proposal:**

Formation of a one bed self contained flats, demolition of rear conservatory and formation of front and rear light wells

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposed development on the living conditions of the future occupants of the flat with regard to potential outlook and levels of daylight and sunlight

Whether the proposal would preserve or enhance the character or appearance of the Stroud Green Conservation Area

**Result:**

Appeal **Dismissed** 26 November 2012