

APPEAL DECISIONS DECEMBER 2012

Ward:	Bounds Green
Reference Number:	HGY/2012/0459
Decision Level:	Delegated

Warwick, Bounds Green Road N11 2EB

Proposal:

Demolition of existing ten garages and erection of two three bed houses

Type of Appeal:

Written Representation

Issues:

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

The effect of the proposal on the availability of car parking

The effect of the proposal on the living conditions of neighbouring residents in respect of outlook

Result:

Appeal – **Dismissed** 28 December 2012

Ward:	Bruce Grove
Reference Number:	HGY/2012/0827 & 0828
Decision Level:	Delegated

13 Whitley Road N17 6RJ

Proposal:

HGY/2012/0827 – Appeal A
Removal of roof terrace and retention of existing layout

HGY/2012/0828 – Appeal B
Screening of roof terrace and retention of existing layout

Type of Appeal:

Written Representation

Issues:

The proposed retention of the existing layout would compromise policies to restrict the conversion of properties into flats in designated areas

The proposed retention of the existing layout would give rise to substandard and unsatisfactory accommodation for incoming residents

The proposed screening to the terrace would be visually intrusive and detract from the appearance of the property

Result:

Appeal A – **Allowed** 3 December 2012

Appeal B – **Dismissed** 3 December 2012

Ward:	Crouch End
Reference Number:	HGY/2011/2143
Decision Level:	Delegated

Rear of 2 Birchington Road N8 8HR

Proposal:

Demolition of an existing single story double garage and the erection of a single two storey dwelling with a bike and refuse store

Type of Appeal:

Written Representation

Issues:

Whether the proposed development would preserve or enhance the character or appearance of the Crouch End Conservation Area wherein the site lies

Whether the proposed development would provide satisfactory living conditions for occupants of the proposed development

The effect of the proposed development on the living conditions of neighbours

Result:

Appeal – **Dismissed** 21 December 2012

Ward:	Highgate
Reference Number:	HGY/2012/0520
Decision Level:	Delegated

Land adjacent to 2 church Road N6 4QT

Proposal:

Erection of new glazed roof over existing lower ground terrace to form winter garden

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the living conditions of future occupants of the dwelling, with particular reference to ventilation

Result:

Appeal – **Dismissed** 11 December 2012

Ward:	Highgate
Reference Number:	HGY/2011/2286 & 2287
Decision Level:	Delegated

30 Denewood Road N6 4AH

Proposal:

HGY/2011/2286 – Appeal A

Demolition of existing dwelling and erection of 3 storey, 8 bedroom single dwelling house with rooms at basement level.

HGY/2011/2287 – Appeal B

Conservation Area Consent for demolition of existing dwelling and erection of 3 storey, 8 bedroom single dwelling house with rooms at basement level.

Type of Appeal:

Informal Hearing

Issues:

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

The effect the proposal would have on the living conditions of the neighbouring residential property on no.28 Denewood Road

Result:

Both Appeals –**Dismissed** 19 December 2012

Appeal for Costs – **Refused** 19 December 2012

Ward:	Highgate
Reference Number:	HGY/2011/2136 & 2137
Decision Level:	Delegated

84 Highgate High Street N6 5HX

Proposal:

HGY/2011/2136 – Appeal A
Erection of roof extension to provide additional residential accommodation

HGY/2011/2287 – Appeal B.
Listed Building Consent for Erection of roof extension to provide additional residential accommodation

Type of Appeal:

Written Representation

Issues:

The effect the proposal would have on the character and special interest of the listed building and the character and appearance of the Highgate Conservation Area

Result:

Both Appeals –**Dismissed 3** December 2012

Ward:	Muswell Hill
Reference Number:	HGY/2012/1149
Decision Level:	Delegated

13 Cranmore Way N10 3TP

Proposal:

Erection of self standing wooden bike shed in front garden. Replacement of wooden windows/doors with wooden framed windows/doors. No change to appearance.

Type of Appeal:

Written Representation

Issues:

The effect of the development on the character and appearance of the appeal property and the street scene, including the Rookfield Conservation Area

Result:

Appeal –**Dismissed** 10 December 2012

Ward:	Northumberland Park
Reference Number:	HGY/2012/0315
Decision Level:	Delegated

44A White Hart Lane N17 8DP

Proposal:

Change of use of premises from shop (A1) to mini cab.

Type of Appeal:

Written Representation

Issues:

The effect of the proposed change of use upon highway safety and the free flow of traffic along White Hart Lane

The impact of the proposed change of use upon residential amenity

Result:

Appeal –**Allowed** 19 December 2012

Ward:	Seven Sisters
Reference Number:	HGY/2012/1008
Decision Level:	Delegated

24A Vartry Road N15 6PT

Proposal:

Erection of single storey rear extension

Type of Appeal:

Written Representation

Issues:

The effect of the extension on the character and appearance of the host property and the surrounding area and on the living conditions of present and future occupants of no.24 Vartry Road in terms of light levels and outlook

Result:

Appeal –**Allowed** 31 December 2012

Ward:	Tottenham Green
Reference Number:	HGY/2012/0913
Decision Level:	Delegated

23 Terront Road N15 3AA

Proposal:

Erection of single storey rear extension

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the host property and on the living conditions of present and future occupants of no.25 Terront Road in terms of light levels and outlook

Result:

Appeal –**Dismissed** 13 December 2012

Ward:	White Hart Lane
Reference Number:	HGY/2012/1233
Decision Level:	Delegated

12 Fryatt Road N17 7BH

Proposal:

Erection of single storey (with basement) end of terrace dwelling house

Type of Appeal:

Written Representation

Issues:

Effect on the area's character and appearance

Whether adequate amenity space would be available for the occupiers of no.12 Fryatt Road

Result:

Appeal –**Dismissed** 11 December 2012

Ward:	Woodside
Reference Number:	HGY/2011/2256
Decision Level:	Delegated

582A Lordship Lane N22 5BY

Proposal:

Conversion of a par basement into habitable accommodation

Type of Appeal:

Written Representation

Issues:

Whether the proposal would amount to unacceptable overdevelopment of the appeal property

Result:

Appeal –**Allowed** 4 December 2012

Ward:	Woodside
Reference Number:	HGY/2012/0331
Decision Level:	Delegated

582A Lordship Lane N22 5BY

Proposal:

Erection of single storey two bedroom dwelling house

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development upon the character and appearance of the surrounding area

Result:

Appeal –**Dismissed** 27 December 2012