

APPEAL DECISION SEPTEMBER 2006

Ward:	Crouch End
Reference Number:	HGY/2005/0416
Decision Level:	Delegated

15 Haringey Park N8 9HY

Proposal:

Erection of single storey extension at rear, part second floor addition to existing extension, two storey rear extension and replacement single storey and part two storey addition to provide extension to existing HMO and two separate units of accommodation.

Type of Appeal:

Informal Hearing

Issues:

The effects of the proposal on the character and appearance of the Conservation Area

Whether or not the extension at the rear of the property amount to overdevelopment

Result:

Appeal **Dismissed** 18 September 2006

Ward:	Highgate
Reference Number:	HGY/2005/1535
Decision Level:	Delegated

177 Archway Road N6 5BL

Proposal:

Change of use of the ground floor from restaurant to a health and beauty clinic subject to hours of use condition

Type of Appeal:

Written Representation

Issues:

Whether or not the limitation on opening hours is justified

Result: Appeal **Allowed** 13 September 2006 Subject to revised condition

Ward:	Hornsey
Reference Number:	HGY/2004/1875
Decision Level:	Delegated

1A Rathcoole Avenue N8

Proposal:

Demolition of the existing building and erection of building over basement, ground, first and second floors to provide four residential units

Type of Appeal:

Informal Hearing

Issues:

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

The effect of the proposal on the living conditions of neighbouring residents in terms of visual impact

The implications for the living conditions of future residents in terms of amenity space

The adequacy of parking provision

Result:

Appeal **Dismissed** 4 July 2006

Ward:	Muswell Hill
Reference Number:	HGY/2005/1661
Decision Level:	Delegated

183 Priory Road N8 8NB

Proposal:

Roof conversion to create 1 no. one bed residential unit

Type of Appeal:

Written Representation

Issue:

The demonstrable harm to the character and appearance of the terrace of houses in which the appeal site is situated

Result: Appeal **Dismissed** 22 September 2006

Ward:	Noel Park
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1977
Decision Level:	Delegated

67 Burghley Road N8 0QE

Proposal:

Conversion into two flats.

Type of Appeal:

Written Representation

Issue:

Whether the proposal would result in unacceptable harm to the character of the area through pressure o on-street parking provision, loss of family housing and adverse effect on the living conditions of residents

Result:

Appeal **Allowed** 8 September 2006

Ward:	Noel Park
Reference Number:	HGY/2006/0643
Decision Level:	Delegated

573 Lordship Lane N22 5LE

Proposal:

Installation of one no. 14.7m high slim line monopole with one no. trisector antenna, equipment housing and ancillary development

Type of Appeal:

Written Representation

Issue:

Whether the installation would have a materially harmful visual effect, both on the street scene and more generally, given its location very near the boundaries of two conservation areas

Result:

Appeal **Allowed** 26 September 2006

Ward:	St Ann's
Reference Number:	HGY/2006/0011
Decision Level:	Delegated

Station Works 1A Abbotsford Avenue N15 3BT

Proposal:

Erection of a new single storey building with one no. two bedroom flats

Type of Appeal:

Written Representation

Issue:

The effect of the proposal in the living conditions of the occupiers of the dwellings in the vicinity of the appeal site with regard to the adequacy of amenity space

Result:

Appeal **Dismissed** 26 September 2006

Ward:	Tottenham Hale
Reference Number:	HGY/2006/0849
Decision Level:	Delegated

543 High Road N17 6SB

Proposal:

Erection of an internally illuminated 48-sheet size scrolling poster display unit, on the flank wall second floor level

Type of Appeal:

Written Representation

Issue:

Whether the illuminated scrolling poster panel would respect the scale and appearance of the appeal premises and their surroundings

Result:

Appeal **Dismissed** 4 September 2006

Ward:	Tottenham Hale
Reference Number:	N/A
Decision Level:	Enforcement

73A Park View Road N17 9AX

Proposal:

Change of use of portacabins from office use into three residential units

Type of Appeal:

Written Representation

Issue:

The time for which the use as three residential units has existed. (4 year rule)

Result:

Appeal **Allowed** 6 September 2006

Ward:	Tottenham Green
Reference Number:	HGY/20051577 & 1543
Decision Level:	PASC

Land at Winns Mews N15 4SN

Proposal:

HGY 2005/1577 – Demolition of existing buildings

HGY/2005/1543 – Demolition of existing buildings and erection of 1 x 2 storey three bedroom house and 1 x 2 storey block comprising 4 x 3 bed mews style houses, provision of refuse and bicycle storage

Type of Appeal:

Written Representation

Issue:

The effect on the character or appearance of the conservation area

The effect on the amenities of existing and prospective neighbours

Result:

Both Appeals **Dismissed** 25 September 2006

Ward:	White Hat Lane
Reference Number:	HGY/2005/0274 & 1992
Decision Level:	PASC

315 The Roundway N17 7AB

Proposal:

HGY/2005/0274 – Demolition of existing garages (disused) and redevelopment to create 58 no. one, two, three and four bed flats and maisonettes in 3 – 4 storey blocks with secure parking to the rear.

HGY/2005/1992 – Demolition of existing and disused garages and erection of a 3 – 4 storey residential block with secure parking, providing 53 dwellings in a mix one, two, three and four bed flats.

Type of Appeal:

Public Inquiry

Issue:

The effect of the proposals on the character and appearance of the surrounding area, which includes the setting of the Grade I listed Bruce Castle, Bruce Castle Conservation Area and Peabody Cottages Conservation Area.

Result:

Both Appeals **Dismissed** 19 September 2006
Application for costs dismissed

Ward:	White Hart Lane
Reference Number:	N/A
Decision Level:	Enforcement

24 Walpole Road N17 6BJ

Proposal:

Conversion of a single dwelling into two 1 bedroom flats

Type of Appeal:

Written Representation

Issue:

Whether the development would result in the unacceptable reduction in the stock of single family housing

Whether the conversion has resulted in an unsatisfactory standard of accommodation

Result:

Appeal **Dismissed** 21 September 2006

Ward:	Woodside
Reference Number:	HGY/2006/0428
Decision Level:	Delegated

149 Granville Road N22 5LS

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issue:

Overdevelopment and the visual impact when viewed from the upper levels of adjoining properties

Result:

Appeal **Allowed 20** September 2006