

APPEAL DECISION NOVEMBER 2006

Ward:	Alexandra
Reference Number:	HGY/2005/1492
Decision Level:	Delegated

249 Albert Road N22 7XL

Proposal:

Creation of a vehicular crossover to a classified road for two cars

Type of Appeal:

Written Representation

Issues:

The effects on highway safety and the free flow of traffic

Result:

Appeal **Dismissed** 18 September 2006

Ward:	Alexandra
Reference Number:	HGY/2006/0423
Decision Level:	Delegated

Land Adjacent to 2 Barnard Hill N10 2HB

Proposal:

Erection of a two storey 3 bedroom dwelling house

Type of Appeal:

Written Representation

Issues:

The effect of the proposed house upon the amenity of the adjoining properties

Result:

Appeal **Dismissed** 27 November 2006

Ward:	Alexandra
Reference Number:	HGY/2005/1933 & 1939 HGY/2006/0640
Decision Level:	Delegated

Land fronting Curzon Road, adjacent to 36 Alexandra Park Road N10 2AD

Proposal:

2005/1933 - Appeal A - Erection of two storey dwelling

2005/1939 - Appeal B - Demolition of existing garages and erection of a two storey dwelling

2006/0640 – Appeal C - Demolition of existing garages and erection of 1 x2 storey two bedroom dwelling house with study

Type of Appeal:

Informal Hearing

Issues:

In the case of Appeal A and C

The effect of the two schemes on the character and appearance of the street scene in this part of Muswell Hill conservation Area

The impact on occupier's enjoyment of nearby houses and gardens

Whether or not the schemes are consistent with the future well-being of the ash tree

In the case of Appeal B

Whether the existing buildings make sufficient contribution to the Conservation Area to require their retention if Appeals A and C were to be dismissed

Result:

All 3 Appeals **Dismissed** 22 November 2006

Ward:	Crouch End
Reference Number:	HGY/2001/0189, 2002/0094, 2006/1090, 2005/1086, 2006/0388, 2006/0385
Decision Level:	PASC

Gladwell Road Garages (Cecil Mews), Rear of 60-88 Cecile Park N8 9AU

Proposal:

2001/0189 – Appeal A – Demolition of proposed garages and removal of concrete forecourts

2002/0094 – Appeal B – Demolition of garages redevelopment for residential use for four dwellings together with six replacement garages

2005/1090 – Appeal C – Demolition of 38 lock up garages and removal of concrete forecourts

2005/1086 – Appeal D – Demolition of existing garages and erection of four houses, together with six replacement lock-up

2006/0388 – Appeal E – Demolition of 38 lock up garages and removal of concrete forecourts

2006/0385 – Appeal F – Demolition of existing garages and erection of four houses, together with six replacement lock-up garages

Type of Appeal:

Informal Hearing

Issues:

Appeal A & B E & F

The effect of the proposals on the character and appearance of the Crouch End Conservation Area

Appeals B & F

The effect of the proposals on the living conditions of adjoining occupiers by reason of visual intrusion

Appeal F

The effect of the proposals on pedestrian and highway safety

Result:

Appeal A B E F **Dismissed** 2 November 2006

Appeal C D **Withdrawn** 2 November 2006

Ward:	Highgate
Reference Number:	HGY/2004/2356
Decision Level:	Delegated

The Bungalow 70 Southwood Lane N6 5DY

Proposal:

Demolition of an existing bungalow and erection of a single storey five bedroom dwelling with sun room on roof without complying with a condition attached to planning permission Ref HGY/2004/2356 dated 10 May 2005

Type of Appeal:

Written Representation

Issue:

Whether the condition is reasonable and necessary having regard to the effect of retaining the bungalow in conjunction with the approved dwelling on the character and appearance of the historic garden and of the conservation area

Result:

Appeal **Dismissed** 30 November 2006

Ward:	Noel Park
Reference Number:	HGY/2005/0472
Decision Level:	Delegated

32 Courcy Road N8 0WH

Proposal:

Erection of three storey rear extension and extension of pitched roof over to create 1 x 3 bed, 3 x 2 bed and 1 x 1 bed flats

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposal on the location and the existing property in particular

Result:

Appeal **Allowed** 7 November 2006

Ward:	St Ann's
Reference Number:	HGY/2005/1485
Decision Level:	Delegated

247 West Green Road N15 5ED

Proposal:

Installation of an MOT station within the existing premises

Type of Appeal:

Written Representation

Issue:

The effect upon the amenity of the residents and effect upon highway safety

Result:

Appeal **Allowed** 2 November 2006

Ward:	Stroud Green
Reference Number:	HGY/2006/0214
Decision Level:	Delegated

77 Ferme Park Road N8 9SA

Proposal:

Erection of front and rear dormer window and alteration of roof to form gable

Type of Appeal:

Written Representation

Issue:

The effect on the scale bulk and visual quality of the area

Result:

Appeal **Dismissed** 24 November 2006

Ward:	Stroud Green
Reference Number:	HGY/2006/1010
Decision Level:	Delegated

8 Ridge Road N8 9LG

Proposal:

Replacement of windows in UPVC double glazing to meet with the government's "u" value requirement and decent homes standards

Type of Appeal:

Written Representation

Issue:

The impact on the street scene

Result:

Appeal **Dismissed** 21 November 2006

Ward:	Tottenham Hale
Reference Number:	HGY/2005/2116
Decision Level:	Delegated

Unit 59 Millmead Industrial Centre, Mill mead Road N17 9QU

Proposal:

Change of use of premises to provide office accommodation and seasonal meetings on Tuesdays and Thursdays 5.30pm to 8.30pm. Forecourt provides eight parking places in addition to general visitor's car park

Type of Appeal:

Written Representation

Issue:

Contrary to planning employment policy

Result:

Appeal **Dismissed** 16 November 2006

Ward:	Tottenham Green
Reference Number:	HGY/2006/0456
Decision Level:	Enforcement

328 High Road N15 4BN

Proposal:

Display of an advertisement with deemed consent

Type of Appeal:

Informal Hearing

Issue:

The effect of the continued display of the panel on the amenity of the area

Result:

Appeal **Dismissed** 3 November 2006

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

60-68 Markfield Road N15 4RD

Proposal:

Change of use from general industrial use to use of the ground floor as a function room and the first floor as a community church

Type of Appeal:

Written Representation

Issue:

The harmful impact on the employment land

Result:

Appeal **Dismissed** 30 November 2006

Ward:	Tottenham Green
Reference Number:	HGY/2006/1182
Decision Level:	Delegated

197-199 Philip Lane N15 4HQ

Proposal:

Internally illuminated advertisement unit measuring 3.3m x 3.3m

Type of Appeal:

Written Representation

Issue:

The visual impact of the proposed sign on the host premises and surrounding area

Whether the sign would be prejudicial to public safety

Result:

Both Appeals **Dismissed** 3 November 2006

Ward:	Tottenham Green
Reference Number:	HGY/2006/0981
Decision Level:	Delegated

13 West Green Road N15 5BX

Proposal:

Display of a 48 Sheet poster panel

Type of Appeal:

Written Representation

Issue:

The effect of the panel on the amenity of the area

Result:

Appeal **Dismissed** 3 November 2006