

APPEAL DECISION JANUARY 2007

Ward:	Bounds Green
Reference Number:	HGY/2006/0705
Decision Level:	PASC

Land to the rear of Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22

Proposal:

Demolish 35 garage lock-ups and build 2 no. detached houses and two blocks consisting of one house and 2 flats (8 no. units total), together with associated landscaping.

Type of Appeal:

Written Representation

Issues:

The effects of the proposed development on the character and appearance of the area, including the setting of the conservation area and the Green Chain

Whether the proposal would result in harm to the safety of highway users in the area

The effect of the proposed development on the living conditions of occupiers of nearby properties in relation to noise and disturbance.

Result:

Appeal **Dismissed** 16 January 2007

Ward:	Bruce Grove
Reference Number:	N/A
Decision Level:	Enforcement

21 Steele Road N17 6YJ

Proposal:

Unauthorised conversion of the premises from a single family dwelling into 2 x 1 bedroom flats

Type of Appeal:

Informal Hearing

Issues:

The effect of the development on the supply of housing accommodation in the area, looking both at the demand for different forms of accommodation and the question of whether the

development would provide satisfactory living conditions for occupiers of the two flats created

The effect of the development on living conditions in the area, with particular reference to on-street parking

Result:

Appeal on Ground A - **Dismissed** 29 January 2007 (Planning Permission refused)
Appeal on Grounds F & G **Allowed** 29 January 2007 (Enforcement Notice varied but upheld)

Ward:	Crouch End
Reference Number:	HGY/2006/0115
Decision Level:	Delegated

5 Sandringham Gardens N8 9HU

Proposal:

Conversion of loft space

Type of Appeal:

Written Representation

Issues:

Whether the proposal preserves or enhances the character or appearance of the conservation area

The impact of the proposal on the living conditions of occupiers of nearby property, particularly in relation to visual dominance

Result:

Appeal **Allowed** 16 January 2007

Ward:	Harringay
Reference Number:	HGY/2005/2363
Decision Level:	Delegated

Land Adjacent to 1 Conisgsby Road N4 1EG

Proposal:

Proposed four bedroom house with rooms at basement and roof levels

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of the surrounding area

The effect on the living conditions of neighbouring occupiers

Result:

Appeal Dismissed 4 January 2007

Ward:	Harringay
Reference Number:	HGY/2006/0744
Decision Level:	Delegated

24 Raleigh Road N8

Proposal:

Proposed single storey side and rear

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the existing house and surrounding area

Result:

Appeal **Allowed** 2 January 2007

Ward:	Highgate
Reference Number:	HGY/2006/1252 & 1250
Decision Level:	Delegated

32 Courcy Road N8 0WH

Proposal:

Appeal A – HGY/2006/1252 – Demolition proposed is the existing detached house and front boundary wall. To be replaced with a new dwelling and front boundary wall

Appeal B – HGY/2006/1250 – Demolition of the existing house and erection of new detached three storey (plus basement) dwelling.

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the surrounding area, including the Highgate Conservation Area and the Highgate Ridge Area of Special Character

The effect on living conditions of neighbouring occupiers in respect of visual impact

Result:

Both Appeals **Dismissed** 3 January 2007

Ward:	Highgate
Reference Number:	HGY/2005/2059
Decision Level:	Delegated

33 Kinglsey Place N6 5EA

Proposal:

Proposed internal alterations

Type of Appeal:

Written Representation

Issue:

The effect on the special architectural and historic interest of the listed building

Result:

Appeal **Dismissed** 15 January 2007

Ward:	Highgate
Reference Number:	HGY/2006/0611
Decision Level:	Delegated

2 North Hill N6 4PU

Proposal:

Display of internally-illuminated letter sign and an internally-illuminated projection sign

Type of Appeal:

Written Representation

Issue:

The visual impact of the appeal signs on the premises and within the surroundings

Result:

Appeal **Dismissed** 4 January 2007

Ward:	Hornsey
Reference Number:	HGY/2005/2275
Decision Level:	Delegated

19 Priory Avenue N8 7RP

Proposal:

Retention of a 1 x 1 bedroom basement flat

Type of Appeal:

Written Representation

Issue:

The living conditions of future occupier's

Result:

Appeal **Dismissed** 26 January 2007

Ward:	Muswell Hill
Reference Number:	HGY/2006/0521
Decision Level:	Delegated

Rear of 10 Muswell Hill N10 3TA

Proposal:

Erection of two 3 bed houses with associated landscaping

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of neighbours in terms of outlook, sunlight and privacy

The effect on the living conditions of future occupiers in terms of private amenity space

The effect on the character of the area

Result:

Appeal **Dismissed** 30 January 2007

Ward:	Noel Park
Reference Number:	HGY/2006/139
Decision Level:	Delegated

32 Hornsey Park Road N8 0JP

Proposal:

Creation of vehicle crossover to a classified road

Type of Appeal:

Written Representation

Issue:

The effect that the use of the proposed crossing would have on highway safety

Result:

Appeal **Allowed** 22 January 2007

Ward:	Northumberland Park
Reference Number:	HGY/2006/0583
Decision Level:	Delegated

29 Penshurst Road N17 8BT

Proposal:

Loft conversion including erection of rear dormer window, side dormer window, raising roofline and alterations to elevations

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the street scene

Result:

Appeal **Dismissed** 17 January 2007

Ward:	Northumberland Park
Reference Number:	HGY/2006/0585
Decision Level:	Delegated

31 Penshurst Road N17 8BT

Proposal:

Loft conversion including erection of rear dormer window, side dormer window, raising roofline and alterations to elevation

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the street scene

Result:

Appeal **Dismissed** 17 January 2007

Ward:	Seven Sisters
Reference Number:	HGY/2006/0881
Decision Level:	Delegated

141 Fairview Road N15 6TS

Proposal:

Erection of front and rear dormer windows

Type of Appeal:

Written Representation

Issue:

The effect of the character and appearance of the existing building and surrounding area

Result:

Appeal **Dismissed** 3 January 2007

Ward:	Seven Sisters
Reference Number:	HGY/2006/0323 & 0322
Decision Level:	PASC

16-52 High Road N15

Proposal:

Appeal A - HGY/2006/0322 – Conservation Area Consent for the demolition of existing buildings and construction of a 4/5 storey building comprising 18 residential flats with below ground parking and commercial space at ground floor level

Appeal B – HGY/2006/0322 – Construction of 18 self contained residential flats above two ground floor retail shop units and basement car parking for the residents

Type of Appeal:

Written Representation

Issue:

The character and historic interest of the existing building

The effect upon the character and appearance of the street scene and the Conservation Area and the setting of the nearby listed building

The detrimental effect of the amenities of occupants on No.1 or other nearby properties

Result:

Both Appeals **Dismissed** 12 January 2007

Ward:	Stroud Green
Reference Number:	HGY/2006/1290
Decision Level:	Delegated

Land at Mount View Road opposite Womersley Road N4 4SR

Proposal:

Telecommunications base station comprising a replica telegraph pole (13.5 metres high) enclosing three panel antennas, equipment cabinet, and ancillary development

Type of Appeal:

Written Representation

Issue:

The detrimental effect on the character and appearance of the conservation area

Result:

Appeal **Allowed** 25 January 2007

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

8 Bedford Road N15 4HA

Proposal:

Conversion of the property from three flats to five flats

Type of Appeal:

Written Representation

Issue:

The effect on the host residential environment and the over-intensified use of the building to the detriment of its occupiers and neighbouring residents and parking pressures

Result:

Appeal **Dismissed** 30 January 2007

Ward:	West Green
Reference Number:	HGY/2006/0442
Decision Level:	Delegated

25 Frome Road N22 6BP

Proposal:

Alteration to the existing planning consent HGY/2004/2219 that occurred during the course of construction, enlarging the rear dormer to flat five

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Dismissed** 3 January 2007

Ward:	West Green
Reference Number:	HGY/2006/1016
Decision Level:	Delegated

15 Walpole Road N17 6BE

Proposal:

Proposed loft conversion with rear dormer

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the surrounding area

Result:

Appeal **Dismissed** 26 January 2007

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

87 Creighton Road N17 8JS

Proposal:

Conversion of the property into two self contained flats.

Type of Appeal:

Written Representation

Issue:

The loss of a property suitable for family housing

Result:

Appeal **Dismissed** 30 January 2007