

APPEAL DECISIONS FEBRUARY 2007

Ward:	Bounds Green
Reference Number:	HGY/2006/1422
Decision Level:	Delegated

6 & 7 Tudor Court, Clarence Road N22 8QD

Proposal:

Infill extension at ground floor level at the front of the property

Type of Appeal:

Written Representation

Issue:

Whether the proposed development would preserve or enhance the character or appearance of this part of the Bowes Park Conservation Area and hence, the Conservation Area as a whole.

Result:

Appeal **Dismissed** 23 February 2007

Ward:	Bruce Grove
Reference Number:	HGY/2005/2249
Decision Level:	Delegated

99 Mount Pleasant Road N17 6TW

Proposal:

Retention of a single storey building to use as storage facility

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Dismissed** 14 February 2007

Ward:	Crouch End
Reference Number:	HGY/2006/0156
Decision Level:	Delegated

15A Weston Park N8 9SY

Proposal:

Creation of vehicle crossover to a classified road

Type of Appeal:

Written Representation

Issue:

The effect on the free flow of traffic

Result:

Appeal **Dismissed** 23 February 2007

Ward:	Crouch End
Reference Number:	HGY/2006/0603
Decision Level:	Delegated

Top Floor 40 Womersley Road N8 9AN

Proposal:

Conversion of loft including a rear dormer and two front windows

Type of Appeal:

Written Representation

Issue:

The visual harm to the character and appearance of the subject property or the surrounding area

Result:

Appeal **Allowed** 12 February 2007

Ward:	Harringay
Reference Number:	HGY/2006/0042
Decision Level:	Delegated

39 Willoughby Road N8 0JG

Proposal:

Change of use to educational establishment (non-residential) D1 on ground floor and part first floor and self contained flat on part first floor and second floor

Type of Appeal:

Written Representation

Issue:

The effect the proposed development would have on residential provision at the site

The effect the proposed development would have on the flow of traffic and road safety

Whether it would be appropriate to grant planning permission in the absence of plans showing the proposed development

Result:

Appeal **Allowed** 1 February 2007

Ward:	Highgate
Reference Number:	HGY/2006/0462
Decision Level:	Delegated

101 Hornsey Lane N6 5LW

Proposal:

Creation of vehicle crossover to a classified road

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the Conservation Area

Result:

Appeal **Allowed** 23 February 2007

Ward:	Hornsey
Reference Number:	HGY/2006/0929
Decision Level:	Delegated

26 Rathcoole Gardens N8 9NB

Proposal:

Construction of rear staircase to connect upper flat to garden

Type of Appeal:

Written Representation

Issue:

The effect on the residential amenities of the adjoining occupiers

Result:

Appeal **Allowed** 7 February 2007
(Subject to a condition regarding screening)

Ward:	Muswell Hill
Reference Number:	HGY/2006/1534 & 1533
Decision Level:	Delegated

188A Muswell Hill Road N10 3NG

Proposal:

HGY/2006/1534 – Replacement of partially demolished store room with a smaller store room

HGY/2006/1533 – Excavation of basement to provide a one bedroom flat.

Type of Appeal:

Written Representation

Issue:

The impact of the building on the character and appearance of the surrounding area with particular regard to its Conservation Area status

The effect on the living conditions of nearby residents

Result:

Both Appeals **Dismissed** 20 February 2007

Ward:	Northumberland Park
Reference Number:	N/A
Decision Level:	Enforcement

700 High Road N17 0AE

Proposal:

Change of use of the premises to a social club

Type of Appeal:

Written Representation

Issue:

The effect of the use on living conditions of neighbouring and nearby residents in terms of noise and general disturbance

The effect of the use on highway safety in High Road and the surrounding road network

Result:

Appeal **Allowed** 12 February 2007
(subject to conditions, permission limited to 1 year, and restricted hours of operation)

Ward:	St. Ann's
Reference Number:	HGY/2006/0791
Decision Level:	Delegated

10-13 Olive Grove N15 3BJ

Proposal:

Conversion of loft of centre building into 1 no. one bedroom flat

Type of Appeal:

Written Representation

Issue:

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

The effect on the living conditions of existing residents

Whether the additional residential unit would constitute overdevelopment of the site

Result:

Appeal **Dismissed** 26 February 2007

Ward:	Tottenham Green
Reference Number:	N/A & HGY/2005/1690
Decision Level:	Enforcement & Delegated

103 Broad Lane N15 4DW

Proposal:

Enforcement - Erection of a rear extension and residential conversion to form 2 x 2 bedroom flats and 1 x 1 bedroom flat and terrace with balcony

HGY/2005/1690 – Erection of a rear first floor extension with conversion to 2 bed flat and ground floor alterations, change of use of the garage to 1 bed flat (already constructed)

Type of Appeal:

Written Representation

Issue:

The effect of the development on the host residential environment

Result:

Both Appeals **Allowed** 15 February 2007

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

11-13 Lawrence Road N15 4EN

Proposal:

Change of use of the property into a social club

Type of Appeal:

Written Representation

Issue:

The effect of the use on the living conditions of neighbouring occupiers in Lawrence Road

Whether the use preserves or enhances the character or appearance of the Clyde Circus Conservation Area

Result:

Appeals **Dismissed** 12 February 2007

Ward:	Woodside
Reference Number:	N/A
Decision Level:	Enforcement

252 Lyndhurst Road N22 5AU

Proposal:

Appeal A - Conversion of the property to form two self contained flats

248 Lyndhurst Road N22 5AU

Proposal:

Appeal B – Conversion of the property to form two self contained flats

Type of Appeal:

Written Representation

Issue:

The living conditions for occupiers or been detrimental to the amenities of adjoining neighbours or the area in general

Result:

Both Appeals **Allowed** 6 February 2007
(2 separate enforcement notices, but appeals heard together and dealt with in one decision letter)