

APPEAL DECISION October 2005

Ward:	Bounds Green
Planning Officer:	B Henderson
Reference Number:	HGY/2004/2084
Decision Level:	PASC

24 Truro Road N22

Proposal:

Erection of eight no. three bedroom houses.

Type of Appeal:

Written Representation

Issue:

The impact on the character and appearance of the surrounding area

The impact on the living conditions of adjoining residents with particular regard to visual impact, overlooking and noise

Result:

Appeal **Allowed** 27 October 2005

Ward:	Bruce Grove
Planning Officer:	M Bradshaw
Reference Number:	HGY/2003/1344
Decision Level:	Enforcement

198 Philip Lane N15 4HH

Proposal:

Erection of an unauthorised two storey rear extension.

Type of Appeal:

Informal Hearing

Issue:

The effect of the development upon the character and appearance of the Clyde Circus Conservation Area

Whether the development constitutes harmful overdevelopment of the site.

Result: Appeal **Dismissed** 3 October 2005

Ward:	Crouch End
Planning Officer:	F Kyriacou
Reference Number:	HGY/2004/0577 & HGY/2004/0582
Decision Level:	PASC

Rear of Alford House Stanhope Road N6

Proposal:

HGY/2004/0577 - Erection of eight flats, car parking, cycle store and refuse/recycling store.

HGY/2004/0582 – Demolition of domestic garage block

Type of Appeal:

Public Inquiry

Issues:

Appeal A Whether or not the proposal constitutes good design appropriate to its context having particular regards to :-

1. its effect on the character and appearance of Highgate Conservation Area
2. the Hampstead and Highgate Ridge Area of Special Character
3. prevailing policy for the protection of open space

The effect on the living conditions of adjoining occupiers in Stanhope Gardens, with particular regard to outlook and privacy

Whether the proposal would be served by an adequate and safe means of access, one which would also promote community safety.

Appeal B Whether or not there are acceptable and detailed plans for the redevelopment of the garage block and adjoining land.

Result:

Appeals **Dismissed** 6 October 2005

Ward:	Harringay
Planning Officer:	M Bradshaw
Reference Number:	HGY/2005/0676
Decision Level:	Delegated

574 Green Lanes N8 0RP

Proposal:

Change of use of ground floor to one 2 bedroom flat.

Type of Appeal:

Written Representation

Issues:

The loss of a community facilities

Result:

Appeal **Dismissed** 13 October 2005

Ward:	Highgate
Planning Officer:	R Donga
Reference Number:	HGY/2004/0871
Decision Level:	Delegated

492 Archway Road N6 4ZG

Proposal:

Conversion to make two no. 2 bedroom flats including parking to the rear of the building

Type of Appeal:

Written Representation

Issues:

Whether the conversion would preserve or enhance the character or appearance of Highgate Conservation Area

Th effect on the living conditions of occupiers of adjoining properties in relation to noise and disturbance.

Result:

Appeal **Dismissed** 5 October 2005

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0095
Decision Level:	Delegated

29 Aylmer Parade, Aylmer Road N2 0PH

Proposal:

Change of use from A1 to A3 to convert a retail shop to a hot food café.

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of nearby residents, particularly in relation to fumes, cooking smells, noise and the overconcentration of A3 uses in Aylmer Parade.

Result:

Appeal **Allowed** 18 October 2005

Ward:	Northumberland Park
Planning Officer:	J Ogenga P'Lakop
Reference Number:	HGY/2004/2521
Decision Level:	PASC

Garages opposite 4-9 Heybourne Road N17 0SR

Proposal:

Erection of a four storey residential development creating seven flats.

Type of Appeal:

Written Representation

Issues:

The impact that the additional storey would have on the living conditions of nearby residents

The impact on the character and appearance of the surrounding area.

Result:

Appeal **Allowed** 18 October 2005

Ward:	Highgate
Planning Officer:	F Kyriacou
Reference Number:	HGY/2004/1656
Decision Level:	Enforcement

23 & 25 North Road N6 4BE

Proposal:

Erection of a 7 metre by 4 metre parasol umbrella supported by permanent ground sleeve at the rear of the property.

Type of Appeal:

Written Representation

Issues:

Whether the parasol would preserve or enhance the character or appearance of the Highgate Conservation Area

Whether its use has caused harm to the amenities of nearby residents due to increased noise and disturbance resulting from the more intensive use of the rear courtyard customers

Result:

Appeal **Dismissed** 27 October 2005

Ward:	Muswell Hill
Planning Officer:	J Wong
Reference Number:	N/A
Decision Level:	Delegated

362 Muswell Hill Broadway N10 1DJ

Proposal:

Alterations to the shopfront.

Type of Appeal:

Written Representation

Issues:

Whether the shopfront preserves or enhances the character of the building and the character or appearance of its surroundings.

Result:

Appeal **Dismissed** 31 October 2005

Ward:	Noel Park
Planning Officer:	B Henderson
Reference Number:	HGY/2004/0247
Decision Level:	Delegated

483 Lordship Lane N22 5DJ

Proposal:

Erection of an external metal staircase with associated platform from the rear of the first floor level to provide access to and from the rear garden and alteration to first floor window to form a door.

Type of Appeal:

Written Representation

Issues:

The effect of the development on the living conditions experienced by residential neighbours in the immediate locality with particular regard to privacy, noise and disturbance.

Result:

Appeal **Dismissed** 21 October 2005

Ward:	Tottenham Hale
Planning Officer:	J Toerjen
Reference Number:	HGY/2004/2237
Decision Level:	PASC

28-39 Bronhill Terrace, Lansdowns Road N17

Proposal:

Erection of third floor extension of Block A comprising four x one bedroom flats and erection of porches to entrances off Bronhill Terrace.

Type of Appeal:

Written Representation

Issues:

The visual impact of the appearance of the appeal property and the street scene.

Result:

Appeal **Allowed** 17 October 2005