

APPEAL DECISION JUNE 2007

Ward:	Alexandra
Reference Number:	HGY/2006/1820
Decision Level:	Delegated

19 Coniston Road N10 2BL

Proposal:

Excavation of basement to provide 1 x 1 bed flat

Type of Appeal:

Written Representation

Issues:

The character and appearance of the Conservation Area

The amenities of the future occupiers of the flat

Result:

Appeal **Dismissed** 6 June 2007

Ward:	Bounds Green
Reference Number:	HGY/2006/2227
Decision Level:	Delegated

31 Lascotts Road N22 8JG

Proposal:

Erection of a single storey extension

Type of Appeal:

Written Representation

Issues:

The effect on the visual amenity of the area or the appearance of the host building

Result:

Appeal **Allowed** 15 June 2007

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

95 Frobisher Road N8 0QU

Proposal:

Appeal A - conversion of the property into seven bedsits

Appeal B – Installation of a dormer window and erection of a loft conversion

Type of Appeal:

Written Representation

Issues:

The effect of the development on the living conditions of current and prospective occupiers of the appeals property

The effect of the development on the living conditions of residential neighbours, with particular regard to a reasonable standard of residential amenity

The effect of the development on any potentially increased demand for on-street vehicle parking in this area

Result:

Both appeals **Allowed** 27 June 2007

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

105 Frobisher Road N8 0QU

Proposal:

Appeal A - Conversion of the property into seven bed sits

Appeal B- Erection of a rear dormer window to the property

Type of Appeal:

Written Representation

Issues:

The effect of the development on the living conditions of current and prospective occupiers of the appeals property

The effect of the development on the living conditions of residential neighbours, with particular regard to maintaining a reasonable standard of residential amenity

The effect on the development on any increased demand for on-street vehicle parking in this area

Result:

Both Appeals **Allowed** 27 June 2007

Ward:	Harringay
Reference Number:	HGY/2006/0793
Decision Level:	Enforcement

439 Green Lanes N4 1HA

Proposal:

Appeal A -Change of use from A1 Retail to A2 Financial and Professional use

Appeal B –Change of use from A1 retail to A2 financial and professional use

Type of Appeal:

Written Representation

Issue:

The effect of the development on the availability of retail uses along this primary shopping frontage

The effect of the development on the vitality and viability of the retail function in the District Centre

Result:

Both Appeals **Allowed** 29 June 2007

Subject to a condition limiting the use to 3 years in order to be in a position to review the situation in the future

Ward:	Harringay
Reference Number:	HGY/2006/2228
Decision Level:	Delegated

145 Lothair Road North N4 1ER

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the area

The effect upon the standard of accommodation future benefit of the occupiers of the flat

Result:

Appeal **Allowed** 15 June 2007

Ward:	Harringay
Reference Number:	HGY/2006/0114
Decision Level:	Delegated

105 Salisbury Promenade, Green Lanes N4

Proposal:

Change of use to banqueting hall

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of neighbouring residents, with particular reference to noise and disturbance

Result:

Appeal **Dismissed** 22 June 2007

Ward:	Highgate
Reference Number:	HGY/2005/2124
Decision Level:	Delegated

235-237 Archway Road N6 5AX

Proposal:

Erection of one x three bed house and two x one bed flats

Type of Appeal:

Public Inquiry

Issue:

The effect of the proposal on the character and appearance of the Highgate Conservation Area

Whether the proposal would result in satisfactory living conditions for future occupiers of the proposed dwellings having regard to external amenity space

The impact on highway safety and on the living conditions of neighbouring occupiers as a result of traffic associated with the proposal

Result:

Appeal **Dismissed** 26 June 2007

Ward:	Highgate
Reference Number:	HGY/2005/2161
Decision Level:	Delegated

17 Cromwell Place N6 5HR

Proposal:

Front garden footway entrance relocated with additional pier and brickwork to match existing, existing subsided bay taken out, existing fence replaced in brickwork with piers all to match existing

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposed development on the street scene and on the character and appearance of the area having regard to its location within the Highgate Conservation Area

Result: Appeal **Dismissed** 12 June 2007

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

816 High Road N17 0EY

Proposal:

Alteration and extension of the building without listed building consent by way of the installation of an advertising hoarding of 6m x 3m to the building at the first floor level on the south facing flank wall

Type of Appeal:

Written Representation

Issue:

The effect of the hoarding on the listed building and the surrounding conservation area

Result:

Appeal **Dismissed** 8 June 2007

Ward:	Seven Sisters
Reference Number:	N/A
Decision Level:	Enforcement

141 Fairview Road N15 6TS

Proposal:

Erection of front and rear dormer extensions

Type of Appeal:

Written Representation

Issue:

The effect of the development on the appearance of the appeal dwellinghouse

The effect of the development on the character of this neighbourhood

Result:

Appeal **Dismissed** 14 June 2007

Ward:	Seven Sisters
Reference Number:	HGY/2006/1565
Decision Level:	Non Determination

86 High Road N15 6JU

Proposal:

Change of use of the property from Class A1 to Class A3

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the Tottenham Conservation Area

Result:

Appeal **Allowed** 15 June 2007

Ward:	Seven Sisters
Reference Number:	N/A
Decision Level:	Enforcement

31 Wargrave Avenue N15 6UH

Proposal:

Erection of a rear single storey extension

Type of Appeal:

Public Inquiry

Issue:

The effect of the rear extension on the character and appearance of the area, on the living condition of neighbours and on the provision of private amenity space

Result:

Appeal **Dismissed** 28 June 2007

Ward:	Stroud Green
Reference Number:	HGY/2006/1509
Decision Level:	Delegated

125 Stapleton Hall Road N4 4RB

Proposal:

Change of use of the property from a single dwelling to a day care, nursery at the rear of a wider door for disabled access and new double doors in place of the existing side window, provision at the side of the building of pram and bike storage facilities and ramp for disabled access

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of neighbours

The effect on the parking and highway conditions in the area

Result:

Appeal **Dismissed** 27 June 2007

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

Rear of 174-178 Stapleton Hall Road N4 4QL

Proposal:

The erection of a two storey wooden tree house

Type of Appeal:

Written Representation

Issue:

The effect of the development on the character of this neighbourhood

The effect of the development on the living conditions of residential neighbours at 174,176 and 180 Stapleton Hall Road with particular regard to visual amenity and to potential noise and disturbance from activities in and around the tree house

Result:

Appeal **Allowed** 8 June 2007

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

Unit 21 Mill Mead Business Centre, Mill Mead Road N17 9QU

Proposal:

Change of use of the property from industrial to a place of worship

Type of Appeal:

Written Representation

Issue:

No fee paid therefore the appeal did not consider the planning merits of the case

Result:

Appeal **Dismissed** 20 June 2007

Ward:	West Green
Reference Number:	HGY/2006/2325
Decision Level:	Delegated

197 & 195 Downhills Way N17 6AH

Proposal:

Erection of a dwelling house at rear of property

Type of Appeal:

Written Representation

Issue:

The detrimental effect on the living conditions of existing and future residential as a result of overlooking and loss of privacy and a restricted outside living environment

Result:

Appeal **Dismissed** 26 June 2007

Ward:	White Hart Lane
Reference Number:	HGY/2006/1583
Decision Level:	Delegated

133 Devonsire Hill Lane N17 7NL

Proposal:

Demolition of existing outbuilding and construction of new part single storey and part two storey extensions to dwelling house

Type of Appeal:

Written Representation

Issue:

The detrimental effect on the living conditions of occupiers of properties in Butterfield Close with respect to outlook, overshadowing or an overbearing effect

Result:

Appeal **Allowed** 25 June 2007

Ward:	Woodside
Reference Number:	HGY/2006/1069
Decision Level:	Delegated

540 Lordship Lane N22 5BY

Proposal:

Demolition of existing buildings and the erection of a four storey building with two shop units on the ground floor and three floors of flats with parking spaces and a cycle store at the rear

Type of Appeal:

Written Representation

Issue:

The impact of the proposal on the street scene

The impact of the proposal on the neighbouring resident

The impact on the proposal on future residents of flats no 540

The impact on the Council's transport policy

Result: Appeal **Allowed** 20 June 2007

Ward:	ST. Ann's
Reference Number:	HGY/2006/0748
Decision Level:	Non Determination

103 Cornwall Road N15 5AX

Proposal:

Demolition of existing building and the erection of a three storey building comprising 8 x 2 bedroom flats and 324m² of office floor space

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of existing and future local residents, with particular reference to access to open space

The effect on the proposal on the Council's strategy for the provision of educational facilities

The effect on the proposal on future highway safety

Result:

Appeal **Dismissed** 28 June 2007