

APPEAL DECISIONS OCTOBER 2007

PLANNING APPEALS

Ward:	Alexandra
Reference Number:	HGY/2006/0638
Decision Level:	Delegated

10-12 Palace Gates Road N22 4BN

Proposal:

Formation of two rear dormer window and loft conversion to form one additional self contained flat.

Type of Appeal:

Written Representation

Issues:

Whether the development would comply with the Council's policies and guidance for conversions to residential use

The effect of the proposed development on the character and appearance of the surrounding area

Result:

Appeal **Allowed** 3 October 3007

Ward:	Bounds Green
Reference Number:	HGY/2007/0484
Decision Level:	Delegated

Ground Floor Flat 409 High Road N22 8JB

Proposal:

Construction of a vehicle footway crossing

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on highway and pedestrian safety on High Road

Result: Appeal **Dismissed** 22 October 2007

Ward:	Bruce Grove
Reference Number:	HGY/2006/0869
Decision Level:	Delegated

1 Woodside Gardens N17 6UY

Proposal:

Erection of a 1 x 2 storey one bedroom dwelling

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposed development on the character and appearance of the area and on neighbours' living conditions in terms of outlook, privacy, security and safety

Result:

Appeal **Dismissed** 31 October 2007

Ward:	Crouch End
Reference Number:	HGY/2007/0101
Decision Level:	Delegated

185A Park Road N8 8JJ

Proposal:

Retention of a temporary building (porta cabin) for use as a children's day nursery

Type of Appeal:

Written Representation

Issues:

Whether the proposal would be inappropriate development within Metropolitan |Open Land (MOL)

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

The effect of the proposal on the living conditions of neighbours with respect to noise and disturbance

Whether there are any material considerations sufficient to clearly outweigh any harm to the MOL and any other harm thereby justifying the proposal on the bases of very special circumstances

Result: Appeal **Dismissed** 8 October 2007

Ward:	Crouch End
Reference Number:	HGY/2007/0805
Decision Level:	Delegated

41 Priory Gardens N6 5QU

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issues:

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

Whether the proposal would have an adverse effect on living conditions at 43Priory Gardens

Result:

Appeal **Allowed** 31 October2007

Ward:	Crouch End
Reference Number:	HGY/2007/0804
Decision Level:	Delegated

77Priory Gardens N6 5QU

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issues:

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

Whether the proposal would have an adverse effect on living conditions at 75 Priory Gardens

Result: Appeal **Allowed** 31 October 2007

Ward:	Fortis Green
Reference Number:	HGY/2007/0554
Decision Level:	Delegated

Thirlestane Court, Colney Hatch Lane N10 1LH

Proposal:

Extension to 8-17 Thirlestane court, providing a new mansard roof containing 2 x 1 bed residential units, extension of core and linking block that serves then proposed units, and relocation of plant from 8-17 to 5-7 Thirlestane Court, contained within a new small pitched roof

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of future occupants of the proposed flats and the occupiers of existing flats at Thirlestane Court and adjacent dwellings, with particular regard to matters of amenity space, outlook, sunlight, daylight, and parking

Result:

Appeal **Dismissed** 22 October 2007

Ward:	Fortis Green
Reference Number:	HGY/2007/0249
Decision Level:	Delegated

90 Colney Hatch Lane N10 1EA

Proposal:

Construction of a crossover

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on highway safety

The effect on the character and appearance of the area

Result:

Appeal **Allowed** 8 October 2007

Ward:	Harringey
Reference Number:	HGY/2007/0288
Decision Level:	Delegated

653 Green Lanes N8 0QY

Proposal:

Change of use of ground floor to hot food take away and the erection of an extract flue to the rear elevation

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the vitality, viability and retail function of the local shopping centre

The effect of the proposal on the living conditions of local residents with particular regard to matters of noise, litter and smells

Result:

Appeal **Dismissed** 22 October 2007

Ward:	Muswell Hill
Reference Number:	HGY/2007/2314
Decision Level:	Delegated

67 Hillfield Park N10 3QU

Proposal:

Erection of a first floor conservatory and relocation of a staircase leading into the garden

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the amenities of adjoining occupiers

Whether the proposed development would preserve or enhance the character and appearance of the Muswell Hill Conservation Area

Result:

Appeal **Dismissed** 15 October 2007

Ward:	Noel Park
Reference Number:	HGY/2006/0279
Decision Level:	Delegated

105 Alexandra Road N8 0LG

Proposal:

Conversion of the existing house into 2 x 2 bedroom self contained flats

Type of Appeal:

Written Representation

Issues:

The effect of the proposed conversion on the housing mix along Alexandra Road with particular regard to the availability of family-type housing

The effect of the conversion on the living conditions of the occupiers of the proposed flats by way of available floor space

Result:

Appeal **Dismissed** 12 October 2007

Ward:	Northumberland Park
Reference Number:	HGY/2007/0173
Decision Level:	Delegated

178 Park Road N17 0JN

Proposal:

Erection of a single storey rear extension to form a stock room ancillary to a launderette

Type of Appeal:

Written Representation

Issues:

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

The effect of the proposal on the living condition of the occupiers of the flat at 178 Park Lane with particular regard to amenity space

Result: Appeal **Allowed** 29 October 2007

Ward:	Seven Sisters
Reference Number:	HGY/2007/0233
Decision Level:	Delegated

82 Beechfield Road N4 1PF

Proposal:

Demolition of existing workshop and erection of 3 x 1 storey block comprising 5 x 1 bed, 2 x 2 bed, 2 x 3 bed self contained flats

Type of Appeal:

Written Representation

Issues:

The implications for neighbours living conditions with particular reference to overlooking, daylight/sunlight and outlook.

Result:

Appeal **Dismissed** 29 October 2007

Ward:	Stroud Green
Reference Number:	HGY/2006/0740 & 0590
Decision Level:	Delegated

Land Rear of 100 Denton Road (also known as 107A Western Park) N8

Proposal:

Appeal A – Erection of a 3 bedroom dwelling house with habitable accommodation at lower ground and ground floor together with the provision of one off-street parking space

Appeal B – Erection of a 2 bedroom dwelling house with habitable accommodation at lower ground and ground floors

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposed house on the character and appearance of the area

The effect of the proposed on the living conditions of the occupiers of neighbouring property with particular reference to outlook, daylight, privacy, noise and disturbance, and parking

Main issue in Appeal A – the effect of the proposed house on the living conditions of its future occupiers, with particular reference to outdoor amenity space

Result:

Appeal A **Dismissed** 1 October 2007

Appeal B **Allowed** 1 October 2007

Ward:	Tottenham Green
Reference Number:	HGY/2007/0168
Decision Level:	Delegated

38 Hanover Road N15 4DL

Proposal:

Taking down the existing one storey rear extension and pergola and the construction of a glazed infill extension occupying the side return and that of a replacement, extended partial width one storey extension out to the rear

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the existing dwelling and the surrounding area

Result:

Appeal **Allowed** 16 October 2007

Ward:	Tottenham Green
Reference Number:	HGY/2006/2199
Decision Level:	Delegated

178 Page Green Terrace High Road N15 4NS

Proposal:

Installation of UPVC double glazed windows to front of house

Type of Appeal:

Written Representation

Issues:

Whether the development would be detrimental to the appearance of the terrace

Whether the development would preserve or enhance the character and appearance of the Conservation Area

Result: Appeal **Dismissed** 12 October 2007

ENFORCEMENT APPEAL

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

37 Gloucester Road N17 6DG

Proposal:

Conversion of property into four flats

Type of Appeal:

Informal Inquiry

Issues:

Whether or not the property had been used as four flats for more than four years

Result:

Appeal **Dismissed** 23 October 2007

Costs - Awarded to the Council for the applicants unreasonable behaviour resulting in unnecessary expense to the Council