

## APPEAL DECISIONS JANUARY 2008

### PLANNING APPEALS

<b>Ward:</b>	<b>Alexandra</b>
<b>Reference Number:</b>	<b>HGY/2006/1423</b>
<b>Decision Level:</b>	<b>Delegated</b>

#### 182 Alexandra Park Road N22 7UQ

##### Proposal:

Reduction of existing front dormer window

##### Type of Appeal:

Informal Hearing

##### Issue:

The effect of the proposed dormer on the character and appearance of No. 182 Alexandra Park Road and the wider street scene

##### Result:

Appeal **Dismissed** 10 January 2008

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>HGY/2007/1231</b>
<b>Decision Level:</b>	<b>Delegated</b>

#### 102B Myddleton Road N22 8NQ

##### Proposal:

Change of use of space used as residential ancillary to A1 retail to residential as one self contained one bedroom flat

##### Type of Appeal:

Informal Hearing

##### Issue:

Whether or not the conversion provides a satisfactory standard of accommodation, particularly in terms of size and amenity space and would meet local housing need

Whether or not the proposed accommodation would lead to over intensive use of the property

##### Result:

Appeal **Allowed** 14 January 2008

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>HGY/2007/0570</b>
<b>Decision Level:</b>	<b>Delegated</b>

**61 Nightingale Road N22**

**Proposal:**

Demolition of existing single storey service station and adjoining single storey garage and construction of six houses and three flats of three storeys with accommodation in the loft

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal on the setting of the Bowes Park Conservation Area

The effect of the proposal on the living conditions of the residents at no. 66 Finsbury Road with regard to outlook and privacy

**Result:**

Appeal **Allowed** 7 January 2008

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2006/0580 &amp; 0582</b>
<b>Decision Level:</b>	<b>Committee</b>

**Land rear of 27-47 Cecile Park N8 9AX**

**Proposal:**

Appeal A – Demolition of 39 existing lock up garages and construct five 2 storey, three bedroom houses with associated landscaping and ten parking spaces

Appeal B – Conservation Area Consent for demolition of 39 lock up garages

**Type of Appeal:**

Informal Hearing

**Issue:**

The effect of the proposal on the character and appearance of the Crouch End Conservation Area

Issue for Appeal A – The effect of the proposal on the loving conditions of the neighbouring occupiers, in terms of outlook and privacy, and the future occupiers, in terms of light and privacy

**Result:** Both Appeals **Dismissed** 24 January 2008

<b>Ward:</b>	<b>Harringay</b>
<b>Reference Number:</b>	<b>HGY/200/2208</b>
<b>Decision Level:</b>	<b>Delegated</b>

**1 Coningsby Road N4 1EG**

**Proposal:**

Erection of a two storey 3 bedroom house with rooms at basement and roof levels

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposed development on the character and appearance of the area and its acceptability by reference to policies in the development plan which control the density of habitable rooms in the area

**Result:**

Appeal **Dismissed** 24 January 2008

<b>Ward:</b>	<b>Muswell Hill</b>
<b>Reference Number:</b>	<b>HGY/2007/1150</b>
<b>Decision Level:</b>	<b>Delegated</b>

**169 Cranley Gardens N10 3AG**

**Proposal:**

Extension to an existing crossover located on a Classified Road

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal upon highway safety

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

**Result:** Appeal **Dismissed** 21 January 2008

<b>Ward:</b>	<b>Muswell Hill</b>
<b>Reference Number:</b>	<b>HGY/2007/0475</b>
<b>Decision Level:</b>	<b>Delegated</b>

**15 Princes Avenue N10 3LS**

**Proposal:**

Formation of an off-street parking space

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the development on the character and appearance of the surroundings

**Result:**

Appeal **Allowed** 30 January 2008

<b>Ward:</b>	<b>Seven Sisters</b>
<b>Reference Number:</b>	<b>HGY/2006/2117</b>
<b>Decision Level:</b>	<b>Delegated</b>

**43 Fairview Road N15 6LH**

**Proposal:**

Retention of front and rear dormer windows

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the development on the appearance of the host property and of the area

**Result:**

Appeal **Allowed** 28 January 2008

<b>Ward:</b>	<b>Stroud Green</b>
<b>Reference Number:</b>	<b>HGY/2007/0276</b>
<b>Decision Level:</b>	<b>Delegated</b>

### **26 Lancaster Road N4 4PR**

#### **Proposal:**

Erection of single storey rear extension

#### **Type of Appeal:**

Written Representation

#### **Issue:**

The effect of the proposed development on the living conditions of the occupiers of 28 Lancaster Road

The effect on the character and appearance of the area, bearing in mind the location of the appeal site within a Conservation Area

#### **Result:**

Appeal **Dismissed** 24 January 2008

<b>Ward:</b>	<b>Tottenham Green</b>
<b>Reference Number:</b>	<b>HGY/2007/0978</b>
<b>Decision Level:</b>	<b>Delegated</b>

### **105 West Green Road N15 5DE**

#### **Proposal:**

Change of use from restaurant to snooker social club, 8am to 5am seven days a week

#### **Type of Appeal:**

Written Representation

#### **Issue:**

The effect of the development on the commercial character of the surroundings and the impact upon residential amenities

#### **Result:**

Appeal **Allowed** 30 January 2008 on the basis of a reduction in the hours of operation applied for from 0500 to 2400 hours on any day

<b>Ward:</b>	<b>West Green</b>
<b>Reference Number:</b>	<b>HGY/2007/1324</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Westbury Court 423-435 Lordship Lane N22 5DG**

**Proposal:**

Erection of additional storey of residential space to the existing building, comprising five no. additional flats, accessed through three no. enclosed stairwell cores and provides additional amenity space for existing and proposed flats with new formal refuse area

**Type of Appeal:**

Written Representation

**Issue:**

The effect on the character and appearance of the existing building and the general locality

The effect on the living conditions of occupiers of the second floor of Westbury Court in terms of daylight

Whether the development would appear to be unduly dominant or overbearing when viewed by occupiers of Pennistone Court

**Result:**

Appeal Allowed 17 January 2008

## ENFORCEMENT APPEALS

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>N/A</b>
<b>Decision Level:</b>	<b>Enforcement</b>

### Flat D 102 Myddleston Road N22 8NQ

#### Proposal:

Conversion of part of the ground floor of the property to form one bedroom self contained flat known as Flat D

#### Type of Appeal:

Informal Hearing

#### Issue:

Whether the conversion provides a satisfactory standard of accommodation, particularly in terms of size

The effect of the development on the vitality and viability of the Local Shopping Centre

#### **Result:**

Appeal **Allowed** 14 January 2008