

APPEAL DECISION November 2005

Ward:	Bruce Grove
Planning Officer:	J Ogenga P'Lakop
Reference Number:	HGY/2005/0647
Decision Level:	Delegated

142 Mount Pleasant Road N17 6TH

Proposal:

Conversion into two flats (1 x 2 bed and 1 x 1 bed self contained flats)

Type of Appeal:

Written Representation

Issue:

Principle of conversion into flats

Car parking and free flow of traffic

Result:

Appeal **Allowed** 23 November 2005

Ward:	Fortis Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0834
Decision Level:	Delegated

Woodside House, 85 Woodside Avenue N10 2HF

Proposal:

Change of use of existing garage to office space.

Type of Appeal:

Written Representation

Issue:

Potential for overlooking, noise and disturbance

Result:

Appeal **Allowed** 24 November 2005

Ward:	Highgate
Planning Officer:	F Kyriacou
Reference Number:	N/A
Decision Level:	Enforcement

Land Rear of 221 Archway Road N6

Proposal:

Change of use of a storage area and garage and the erection of a single storey building to provide living accommodation

Type of Appeal:

Public Inquiry

Issues:

The effect of the development upon the character and appearance of the Highgate Conservation Area.

The effect upon standards of privacy within the area.

Whether it provides adequate living conditions for its occupants

Result:

Appeals **Dismissed** 2 November 2005

Ward:	Highgate
Planning Officer:	JToerjen
Reference Number:	HGY/2005/0067
Decision Level:	Delegated

55 Hornsey Lane Gardens N6 5PA

Proposal:

Replacement of existing windows with double glazed windows.

Type of Appeal:

Written Representation

Issues:

Preserve or enhance the character or appearance of the Conservation Area

Result: Appeal **Dismissed** 16 November 2005

Ward:	Muswell Hill
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1232
Decision Level:	Delegated

82 Fortis Green Road N10 3HN

Proposal:

Display of a fascia, projecting sign and 2 x wall mounted menu boxes.

Type of Appeal:

Written Representation

Issues:

Whether the signs respect the character and appearance of the Muswell Hill conservation Area.

Result:

Appeal **Allowed in part**, Advertisement Consent for menu boards but fascia and projecting box sign Dismissed 16 November 2005

Ward:	Muswell Hill
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0539
Decision Level:	Delegated

1 Tudor Lodge, Grand Avenue N10 3BA

Proposal:

Erection of new two storey house at side of existing house.

Type of Appeal:

Written Representation

Issues:

The impact of the proposal on the character and appearance of the surrounding area which is a Conservation Area.

Result:

Appeal **Allowed** 18 November 2005

Ward:	Muswell Hill
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0045
Decision Level:	Delegated

23 Hillfield Park N10 3QT

Proposal:

Extension and alterations to flat at ground and lower ground floor.

Type of Appeal:

Written Representation

Issues:

The impact on the character and appearance of the Conservation Area

Result:

Appeal **Allowed** 23 November 2005

Ward:	St Ann's
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0271
Decision Level:	Delegated

Station Works, 1A Abbotsford Avenue N15 3BT

Proposal:

Erection of new single storey building at the end of the site comprising of 2 x 1 bedroom flats.

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of the occupiers or future occupiers of dwellings in the vicinity of the site with particular regard to the adequacy of amenity land

Whether the proposed dwellings would provide adequate living conditions for future occupiers with respect to the provision of adequate natural lighting.

Result:

Appeal **Dismissed** 24 November 2005

Ward:	St Ann's
Planning Officer:	B Henderson
Reference Number:	N/A
Decision Level:	Enforcement

Land Between 19 & 25 Black Boy Lane & Rear of 1-19 Black Boy Lane N15 3AP

Proposal:

Change of use for the storage of motorcycles and tyres.

Type of Appeal:

Public Inquiry

Issues:

Whether or not the land has been in use for storage of motor cycles and tyres in excess of 10 years.

Result:

Appeal **Allowed** 7 November 2005

Ward:	St Ann's
Planning Officer:	B Henderson
Reference Number:	HGY/2004/0746
Decision Level:	Delegated

46 Black Boy Lane N15 3AR

Proposal:

Conversion of house into five units, including loft conversion.

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the surrounding area with particular regard to visual impact and intensification of use

The effect of parking on highway safety and the free flow of traffic on Black Boy Lane

Whether the proposal would result in sub-standard accommodation for future occupiers.

Result:

Appeal **Dismissed** 23 November 2005

Ward:	Seven Sisters
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0587
Decision Level:	Delegated

Land Rear of 1-21 Daleview Road N15 6PL

Proposal:

Erection of three dwellings.

Type of Appeal:

Written Representation

Issues:

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

The effect on the living conditions of adjacent neighbours with particular regard to privacy, lighting and visual impact.

Result:

Appeal **Dismissed** 24 November 200

Ward:	Seven Sisters
Planning Officer:	J Toerjen
Reference Number:	N/A
Decision Level:	Enforcement

Premises & Land Rear of 101 Lealand Road N15 6JT

Proposal:

Change of use from garage to residential.

Type of Appeal:

Written Representation

Issues:

Whether or not the change of use had occurred within the 4 year period prior to the issue of the decision notice

Result:

Appeal **Dismissed** 14 November 2005

Ward:	Seven Sisters
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0725
Decision Level:	Delegated

32 Richmond Road N15 6QB

Proposal:

Erection of a garden glass conservatory 3m x 2m wide.

Type of Appeal:

Written Representation

Issues:

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

Th effect on the living conditions of neighbouring occupiers with particular regard to visual impact.

Result:

Appeal **Dismissed** 24 November 2005

Ward:	Tottenham Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0842
Decision Level:	Delegated

Land Adjacent 34 Colless Road N15 4NR

Proposal:

Erection of a two storey end of terrace dwelling house to provide two purpose built self contained flats.

Type of Appeal:

Written Representation

Issues:

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

The impact on the living conditions of neighbouring residents and future occupiers

Result:

Appeal **Dismissed** 29 November 2005

Ward:	Tottenham Hale
Planning Officer:	B Henderson
Reference Number:	HGY/2005/0905
Decision Level:	Delegated

529-535 High Road N17 6SB

Proposal:

Change of use of property from vacant A1 (retail) to A2 (betting office).

Type of Appeal:

Written Representation

Issues:

The effect upon the character and appearance of the Conservation Area.

Result:

Appeal **Allowed** 11 November 2005

Ward:	Woodside
Planning Officer:	B Henderson
Reference Number:	HGY/2005/0841
Decision Level:	Delegated

518-520 Lordship Lane N22 5DD

Proposal:

Erection of two additional floors, second floor to be erected from loft conversion with dormer window at rear elevation.

Type of Appeal:

Written Representation

Issues:

Visual harm to the street scene.

Result:

Appeal **Dismissed** 23 November 2005