

APPEAL DECISION FEBRUARY 2008

PLANNING APPEALS

Ward:	Alexandra
Reference Number:	HGY/2007/0237
Decision Level:	Delegated

59 Grasmere Road N10 2DH

Proposal:

Retention of rear dormer window

Type of Appeal:

Written Representation

Issues:

The effect of the dormer on the character and appearance of the dwelling and the surrounding area, with particular reference to its situation within the Muswell Hill Conservation Area

Result:

Appeal **Allowed** 7 February 2008

Ward:	Crouch End
Reference Number:	HGY/2007/0298
Decision Level:	Delegated

14 Bedford Road N8 8HL

Proposal:

Loft conversion with rear dormer window

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the area with particular regard to the effect on the Crouch End Conservation Area within which the appeal site is located

Result:

Appeal **Allowed** 15 February 2008

Ward:	Crouch End
Reference Number:	HGY/2007/1445
Decision Level:	Delegated

119 Crouch Hill N8 9QN

Proposal:

Creation of vehicle crossover to a Classified Road

Type of Appeal:

Written Representation

Issues:

The effect of the development on highway safety

Result:

Appeal **Dismissed** 4 February 2008

Ward:	Harringay
Reference Number:	HGY/2007/1350
Decision Level:	Delegated

2 Hampden Road N8 0HT

Proposal:

Change of use of a former off-license and basement storage area to self contained flat (ground floor) and carer's flat (basement)

Type of Appeal:

Written Representation

Issues:

Whether the proposed development would provide satisfactory living conditions, or otherwise amount to an excessive scale of development

The effect it would have upon the character and appearance of the area

Result:

Appeal **Allowed** 27 February 2008

Ward:	Muswell Hill
Reference Number:	HGY/2007/0542
Decision Level:	Delegated

Garages Rear of 178 Park Road N8 8JT

Proposal:

Change of use from garages to kitchen show room

Type of Appeal:

Written Representation

Issues:

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

The effect on the living conditions enjoyed by residents living in the vicinity

Result:

Appeal **Allowed** 11 February 2008

Ward:	St Ann's
Reference Number:	HGY/2007/0077
Decision Level:	Delegated

13 Harringay Road N15 3JB

Proposal:

Division of single terraced in two separate dwellings (ground floor and first floor) incorporating a two storey extension to the rear of the house

Type of Appeal:

Written Representation

Issues:

Whether the proposed conversion into two flats would provide acceptable living conditions for future occupiers, with particular reference to space provision

Result:

Appeal **Allowed** 29 February 2008

Ward:	St Ann's
Reference Number:	HGY/2007/0853
Decision Level:	Delegated

10-13 Olive Grove N15 3BJ

Proposal:

Conversion of loft space into a one bedroom flat with dormers and velux windows

Type of Appeal:

Written Representation

Issues:

The effect of the development upon the character and appearance of the area in which it is situated

Whether it would result in acceptable living conditions

Result:

Appeal **Dismissed** 27 February 2008

Ward:	Seven Sisters
Reference Number:	HGY/2007/1132
Decision Level:	Delegated

296 Hermitage Road N4 1NR

Proposal:

Creation of vehicle crossover to a Classified Road

Type of Appeal:

Written Representation

Issues:

The impact of the access on highway safety and the free flow of traffic along Hermitage Road

Result:

Appeal **Dismissed** 13 February 2008

Ward:	Seven Sisters
Reference Number:	HGY/2007/1099
Decision Level:	Delegated

21 Lockmead Road N15 6BX

Proposal:

Erection of single storey rear extension to existing extension

Type of Appeal:

Written Representation

Issues:

The impact on the amenities of the occupiers of 23 Lockmead Road and the character of the existing building and locality

Result:

Appeal **Allowed** 26 February 2008

Ward:	Stroud Green
Reference Number:	HGY/2006/1568 & 1569
Decision Level:	Delegated

Land Adjacent 1 Mount Pleasant Villas N4 4AU

Proposal:

HGY/2006/1569 – Demolition of derelict garages and the erection of nine new houses set around a landscaped mews, construction of nine parking spaces and cycle storage for 12 bicycles

HGY/2006/1568 – Listed Building Consent for demolition of derelict garages and the erection of nine new houses set around a landscaped mews provision of parking for nine cars and 12 bicycles

Type of Appeal:

Public Inquiry

Issues:

The effect of the height, bulk and scale of the scheme, and the loss of trees, on the character and appearance of the Conservation Area

Result:

Appeals **Allowed** 7 February 2008

Ward:	Tottenham Hale
Reference Number:	HGY/2007/0520
Decision Level:	Delegated

76 Scales Road N17 9EZ

Proposal:

Erection of rear single extension, loft conversion, conversion of single dwelling into two self contained units

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of the host building and area

Result:

Appeal **Dismissed** 26 February 2008

Ward:	West Green
Reference Number:	HGY/2007/1511
Decision Level:	Delegated

32 Stanmore Road N15 3PS

Proposal:

Interior rearrangement of second floor and loft conversion with partial width dormer to form two storey 2 bedroom flat

Type of Appeal:

Written Representation

Issues:

The impact of the rear dormer on the character and appearance of the property and of the area

Result:

Appeal **Allowed** 19 February 2008

Ward:	Woodside
Reference Number:	HGY/2007/0667
Decision Level:	Delegated

12 Barratt Avenue N22 7EZ

Proposal:

Conversion of loft and extension and second floor level flat with extension at loft floor level

Type of Appeal:

Written Representation

Issues:

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

The effect on the Wood Green Common Conservation Area within which the appeal property is located

Result:

Appeal **Dismissed** 15 February 2008

ENFORCEMENT APPEAL

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

116 Myddleton Road N22 8NQ

Proposal:

Removal of timber framed shop front and installation of an aluminium framed shop front and the installation of a roller shutter

Type of Appeal:

Written Representation

Issues:

That the breach of control alleged in the enforcement notice has not occurred as a matter of fact

Result:

Appeal **Dismissed** 18 February 2008

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

40 Tetherdown N10 1NG

Proposal:

Pebble dashing of the front elevation of the property

Type of Appeal:

Written Representation

Issues:

The impact on the character and appearance of the property and the Muswell Hill Conservation Area

Result:

Appeal **Dismissed** 26 February 2008

Ward:	Muswell Hill
Reference Number:	N/A
Decision Level:	Enforcement

144-188 Muswell Hill Broadway N10 3SA

Proposal:

Installation of external water main and associated housing on the front elevation of the property in Muswell Hill Conservation Area

Type of Appeal:

Written Representation

Issues:

The impact of the external water main and associated housing on the character and appearance of the host building and the Muswell Hill conservatory Area

Result:

Appeal **Dismissed** 20 February 2008

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

Unit 1, Gaunson House, Markfield Road N15 4QQ

Proposal:

Change of use from an industrial unit to a place of worship

Type of Appeal:

Written Representation

Issues:

Whether there are any material considerations that warrant a departure from the Council's employment strategy from the Borough

Result:

Appeal **Allowed** 27 February 2008

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

76 Scales Road N17 9EZ

Proposal:

Conversion from a single dwelling house into two self contained flats

Type of Appeal:

Written Representation

Issues:

That the requirements of the enforcement notice are excessive

That the time given to comply with the notice is too short

Result:

Appeal **Allowed** 26 February 2008