

**APPEAL DECISION AUGUST 2008**

**PLANNING APPEALS**

<b>Ward:</b>	<b>Alexandra</b>
<b>Reference Number:</b>	<b>HGY/2007/1330</b>
<b>Decision Level:</b>	<b>Delegated</b>

**123 Durnsford Road N11 2EL**

**Proposal:**

Extending the existing crossing for vehicle access to the highway to the full width of the drive and paint white line to mark crossing

**Type of Appeal:**

Written Representation

**Issues:**

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

The effect of the development on highway safety

The effect on the supply of no-street parking

**Result:**

Appeal **Allowed** 29 August 2008

<b>Ward:</b>	<b>Alexandra</b>
<b>Reference Number:</b>	<b>HGY/2007/2117</b>
<b>Decision Level:</b>	<b>Delegated</b>

**6 Bidwell Gardens N11 2AX**

**Proposal:**

Erection of a new dwelling to the side of the existing house and loft conversion to existing house

**Type of Appeal:**

Informal Hearing

**Issues:**

The effect of the proposed new dwelling on the character and appearance of the area

**Result:**

Appeal **Dismissed** 20 August 2008

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2007/0973</b>
<b>Decision Level:</b>	<b>Delegated</b>

### **1A Cholmeley Park N6 5ET**

#### **Proposal:**

Retention including modifications/partial reduction of an existing single storey building (erected without permission and subject to an Enforcement Notice—issued 28 June 2004) to accommodate a two bedroom living unit.

Dispute is the Condition No. 1 which states: The development hereby approved shall be implemented in full before the expiration of 6 months from the date of this permission unless otherwise agreed in writing by the Local Planning Authority.

The reason given for the condition is: To ensure a satisfactory appearance for the development and to protect the amenities of the area, and in order to remedy the construction and use of the existing premises which is unauthorised and subject of an Enforcement Notice.

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

Written Representation

#### **Issues:**

The effect that removing or varying the condition would have on

1. The character and appearance of the area, which is within the Highgate Conservation Area
2. The living conditions of nearby residents; the implications of doing do on the provisions of the enforcement notice

Whether taking the above and all other relevant matters into account, the condition satisfies the tests set out in Circular 11/95 and by the courts

Appeal **Allowed** 8 August 2008

Condition 1 deleted and the following conditions substituted for it

- A. The development shall begin no later than 26 November 2010
- B. No part of the development shall be occupied for residential purposes until the development has been fully completed in accordance with the approved plans and specifications unless the Local Planning Authority agree otherwise
- C. Before any other works are carried out pursuant to this permission screen fencing shall be erected around the proposed garden area in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The fencing shall be retained whilst the development is carried out and thereafter for so long as the permitted structure remains in residential use.

<b>Ward:</b>	<b>Tottenham Green</b>
<b>Reference Number:</b>	<b>HGY/2007/1848</b>
<b>Decision Level:</b>	<b>Delegated</b>

**26 Grove Park Road N15 4SN**

**Proposal:**

Retention of four self contained flats

**Type of Appeal:**

Informal Hearing

**Issues:**

Whether the conversion of the premises into four self contained flats has resulted in the provision of sub-standard accommodation, contrary to Policy HSG1 of the Haringey Unitary Development Plan 2006 (UDP) the Council's Supplementary Planning Guidance SPG3a; identifies areas in which residential conversions will not be permitted; and third, whether the need for small, inexpensive units of residential accommodation should override any policy objections

**Result:**

Appeal **Dismissed** 26 August 2008

<b>Ward:</b>	<b>Tottenham Green</b>
<b>Reference Number:</b>	<b>HGY/2007/0820</b>
<b>Decision Level:</b>	<b>Delegated</b>

**24 Hanover Road N15 4DL**

**Proposal:**

Erection of a rear extension

**Type of Appeal:**

Public Inquiry

**Issues:**

**N/A**

**Result:**

Appeal **Withdrawn** 12 August 2008

<b>Ward:</b>	<b>Tottenham Green</b>
<b>Reference Number:</b>	<b>HGY/2006/0424</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Bedford Mews, rear of 148 West Green Road N15 5AE**

**Proposal:**

Erection of a two x 2 bedroom dwellings

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed dwellings on the character and appearance of the area, and in particular of the Clyde Circus Conservation Area within which the appeal site is situated

The implications of the proposal for highway safety

**Result:**

Appeal **Allowed** 27 August 2008

<b>Ward:</b>	<b>Tottenham Hale</b>
<b>Reference Number:</b>	<b>HGY/2007/2246</b>
<b>Decision Level:</b>	<b>Delegated</b>

**658-660 High Road N17 0AB**

**Proposal:**

Conservation Area Consent for demolition of the existing buildings

**Type of Appeal:**

Written Representation

**Issues:**

Whether the proposed demolition would preserve or enhance the character or appearance of the North Tottenham Conservation Area

**Result:**

Appeal **Allowed** 7 August 2008

<b>Ward:</b>	<b>Tottenham Hale</b>
<b>Reference Number:</b>	<b>HGY/2007/2245</b>
<b>Decision Level:</b>	<b>Delegated</b>

**658-660 High Road N17 0AB**

**Proposal:**

Demolition of existing buildings and the erection of a five storey building fronting the High Road and a three storey building fronting Hampden Lane to provide a total of 115sq.m. of ground floor A1/A2/B1 floor space and 27 residential units (10 x 1 bed, 9 x 2 bed, 3 x 3 bed, 5 x 4 bed), five car parking spaces, associated amenity space, storage areas and landscaping

**Type of Appeal:**

Written Representation

**Issues:**

The effect on the street scene and whether the proposal would preserve or enhance the character or appearance of the North Tottenham conservation Area

The effect on the living conditions of the residents of dwellings on the south side of Hampden Lane, in relation to outlook, privacy and natural light

**Result:**

Appeal **Allowed** 7 August 2008

## **ENFORCEMENT APPEAL AUGUST 2008**

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

### **24 Clarence Road N22 8PL**

#### **Proposal:**

Conversion of a house in multiple occupations (HMO) into five self contained flats

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

Written Representation

#### **Issues:**

Whether or not the use as five self contained flat constitute a relevant change of use

The harmful impact on the amenity of surrounding properties

#### **Result:**

Appeal **Allowed** 19 August 2008-09-05

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

### **90 Trinity Road N22 8YB**

#### **Proposal:**

Alterations to the shop front

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

Written Representation

#### **Issues:**

The effect on the character and appearance of the Conservation Area

#### **Result:**

Appeal **Dismissed** 22 August 2008

<b>Ward:</b>	<b>Clyde Circus</b>
<b>Reference Number:</b>	<b>N/A</b>
<b>Decision Level:</b>	<b>Enforcement</b>

**29 Dorset Road N15 5AJ**

**Proposal:**

Conversion of a single family dwelling house into two self contained flats

**Type of Appeal:**

Written Representation

**Issues:**

Loss of a family sized housing unit

**Result:**

Appeal **Dismissed** 5 September 2008

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

**The Faltering Fullback Public House, 19 Perth Road N4 3HB**

**Proposal:**

Erection of raised timber decking and associated timber staircase

**Type of Appeal:**

Written Representation

**Issues:**

Whether the unauthorised structure detracts from the character or appearance of the Stroud Green Conservation Area

Whether it detracts from the amenity of neighbouring residents

**Result:**

Appeal **Allowed** 27 August 2008

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

### **3 Ridge Road N8 9LE**

#### **Proposal:**

Conversion from a single dwelling house into three self contained flats

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

Written Representation

#### **Issues:**

Whether or not the breach of planning control has occurred

#### **Result:**

Appeal **Allowed** 5 August 2008

Appeal for Costs **Allowed** 5 August 2008

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

### **26 Grove Park Road N15 4SN**

#### **Proposal:**

Retention of four self contained flats

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

Informal Hearing

#### **Issues:**

Whether the conversion of the premises into four self contained flats has resulted in the provision of sub-standard accommodation, contrary to Policy HSG1 of the Haringey Unitary Development Plan 2006 (UDP) and the Council's Supplementary Planning Guidance SPG3a

Whether this development contravenes Policy HSG11 of the UDP, which identifies areas in which residential conversions will not be permitted

Whether the need for small, inexpensive units of residential accommodation should override any policy objections

#### **Result:**

Appeal **Dismissed** 26 August 2008



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

**24 Hanover Road N15 4DL**

**Proposal:**

Conversion from a single dwelling house into four self contained flats

**Type of Appeal:**

Written Representation

**Issues:**

Whether or not the development had commenced four years or more prior to the issuing of the enforcement notice and has subsisted thereafter.

**Result:**

Appeal **Allowed** 12 August 2008