

SUMMARY OF APPEAL DECISION RECEIVED SINCE BEGINNING OF MARCH 2006

If you wish to receive a copy of any appeal decision please phone Brenda Danahar on (020) 8496 6305

If you wish to discuss any case please either phone the case officer listed below or Mike Kiely on (020) 8496 6190

APPEAL UPDATE REPORT

Ref no:	2005/0586
Location:	5 Cleveland Park Road, Walthamstow E17
Development:	Conversion of dwellinghouse into 2 x 2 bed self-contained flats.
LBWF decision:	Refusal
Appeal type:	Written Representations
Appeal decision:	Allowed
Commentary:	<p>The Planning Inspector concluded that the proposal would not have a harmful effect on the character and appearance of the area nor would it result in any harm to highway safety. The development would comply with development plan policies and guidance in Supplementary Planning Guidance Note 2.</p> <p>The decision to refuse the application was taken by Committee against officers recommendation to approve. The Inspectorate have allowed this appeal.</p>
Case officer:	Fred Doody Phone: (020) 8496 6300

Ref no:	2004/0062/ENF
Location:	23 Pembroke Road, Walthamstow E17
Development:	Non-compliance with Planning Permission Reference 1999/1114 for a new house.
LBWF decision:	Enforcement
Appeal type:	Written Representations
Appeal decision:	Dismissed

Commentary:	<p>Planning permission was granted in 2000 for a new house which was designed to ensure that it would reflect and respect the main features of the immediate vicinity in the Conservation Area. A number of conditions were attached to ensure this but the developer proceeded to build the house without submitting the details to the Council for approval. The roof was built larger than approved, a larger porch was added and UPVC windows and doors were installed instead of sliding timber units. The Council served an Enforcement Notice requiring various breaches in planning control to be rectified.</p> <p>The Inspector agreed with the Council's arguments in that the development did not accord with the conditional planning permission and that if allowed to remain would be out of place in this setting and diminish the appearance and characteristics of the Conservation Area to an unjustified degree. He agreed that planning consent should not be granted to retain the development as built and he upheld the requirements of the Enforcement Notice.</p> <p>This is a case where the Inspector recognised the Council's continuing efforts to protect and enhance its Conservation Area's and such decisions should send out a message to developers in the area that proper regard should be taken to comply with conditions that are attached to planning permissions which are designed to ensure that appropriate materials and design features are incorporated. In the event that the owner fails to comply with the requirements of the Enforcement Notice, legal proceedings will be instigated to ensure compliance.</p>
Case officer:	Jon Price Phone: (020) 8496 6251

Ref no:	2005/0290
Location:	Hale Brinks North, North Circular Road, Woodford Green IG8 9NE
Development:	Variation of condition 3 of planning permission, granted on appeal (ref: APP/U5930/C/00/1055308) to allow provision of 3 additional mobile homes on the site.
LBWF decision:	Refused
Appeal type:	Inquiry
Appeal decision:	Withdrawn

Commentary:	The appeal has been withdrawn by the appellant.	
Case officer:	Fred Doody	Phone: (020) 8496 6300

Ref no:	2005/1017	
Location:	37 Manor Way, Chingford Hatch E4	
Development:	Erection of two storey side extension.	
LBWF decision:	Refused	
Appeal type:	Written Representations	
Appeal decision:	Dismissed	
Commentary:	<p>The Inspector felt that the development would be out of character with the existing property. He felt that the proposed double doors at ground floor level in the front elevation would be incongruous in terms of their siting and appearance in relation to the original property.</p> <p>In addition, he felt that the roof treatment to the rear of the extension failed to mesh with the existing extension, due to the extension protruding beyond the rear building line.</p>	
Case officer:	Michael Chalk	Phone: (020) 8496 6138

Ref no:	2004/1189	
Location:	Land adjoining Queens Road Station and Exeter Road Walthamstow E17	
Development:	Removal of planning obligation under planning permission 1995/0932 requiring construction of bridge link to Queens Road Station.	
LBWF decision:	Refused	
Appeal type:	Inquiry	
Appeal decision:	Dismissed	

Commentary:

The Inspector accepted the Council's view that the construction of a pedestrian link between Queens Road and Central Station remained a valid planning purpose, and that there was a realistic prospect of the link being constructed due to support of the railway interests and funding from TfL for the path through the existing station car park. The obligation in the Section 106 agreement was sufficiently precise to identify the works required, and met the tests in Circular 05/2005 as to its reasonableness in relation to the development. Residents who attended the inquiry raised concerns about security but the Inspector considered these were debatable and did not outweigh the benefits of the link.

Case officer:

Ian Ansell

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