LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2522 **Ward:** Bruce Grove

Date received: 02/06/2016

Drawing number of plans: 309 Rev A, 310 Rev A, 311 Rev A, 120, 109 Rev A, 108 Rev A, 121, 118 Rev A & Method Statement.

Address: 7 Bruce Grove N17 6RA

Proposal: Approval of details pursuant to Condition 9 (Services) & 10a (position of plaque) attached to planning permission HGY/2012/0563

Applicant: MrDavid MooreRedwing Estates Ltd

Officer contact: Laurence Ackrill

2. APPROVED DEVELOPMENT

Conversion of Grade II listed building to provide 9 residential units and erection of a new building to the rear to accommodate 4 self contained flats.

3. CONSULTATION RESPONSE

The following were consulted regarding the application:

- LBH Conservation Officer – The submitted details are acceptable from a conservation point of view and is recommended to be discharged.

4. ANALYSIS/ASSESSMENT

Condition 9 reads:

The position type and method of installation of all new and relocated services and related fixtures shall be specified in advance of any work being carried out, and the advance approval of the Council as local planning authority shall be obtained wherever these installations are visible, or where ducts or other methods of concealment are proposed.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building.

Pursuant to condition 9 the applicant has submitted details of the relocated services and related fixtures. The Conservation Officer working on behalf of the Council has been consulted on the application and considers the information submitted to be acceptable, recommending the condition be discharged. As such, the discharge of condition is considered acceptable.

Condition 10a reads:

Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other]:

a. An elevation at an appropriate scale (1:20 or larger) showing the proposed position of the plaque and a method statement for the removal, safe storage. The removal and storage of the plaque is to be agreed with English Heritage prior to the commencement of works on site. Relocation is to be agreed following removal of the existing front wing and examination of the surviving brickwork. Given the relative sensitivity of the ceramic plaque, removal and relocation will need to be undertaken by a specialist contractor experienced in this work, and the works undertaken and agreed in consultation with English Heritage. Please note that English Heritage can provide details of the methodology, specialist contractors etc. Substantive: In the event of removal from a building a plaque returns to being the property of body responsible for its original erection, it is therefore important that its removal and relocation is agreed in advance with English Heritage.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

Pursuant to condition 10a the applicant has provided: Method Statement; Drawing No. 118 Revision A.

The Method Statement provides assurances over the removal of the blue plaque on-site.

The applicant also provides a proposed elevation which shows that the plaque shall be relocated above the main entranceway to the building (as is its current location). This location is a rational position given that it is central on the elevation and above the doorway. Furthermore, it would be conspicuous and clearly read from street level.

The partial discharge of Condition 10 (the discharge of Condition 10a) is therefore recommended.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

For the following reason(s)

The details relating to condition 9 & 10a attached to planning reference HGY/2012/0563 and as set out in the accompanying report and drawings are satisfactory for the purpose of discharging this condition.