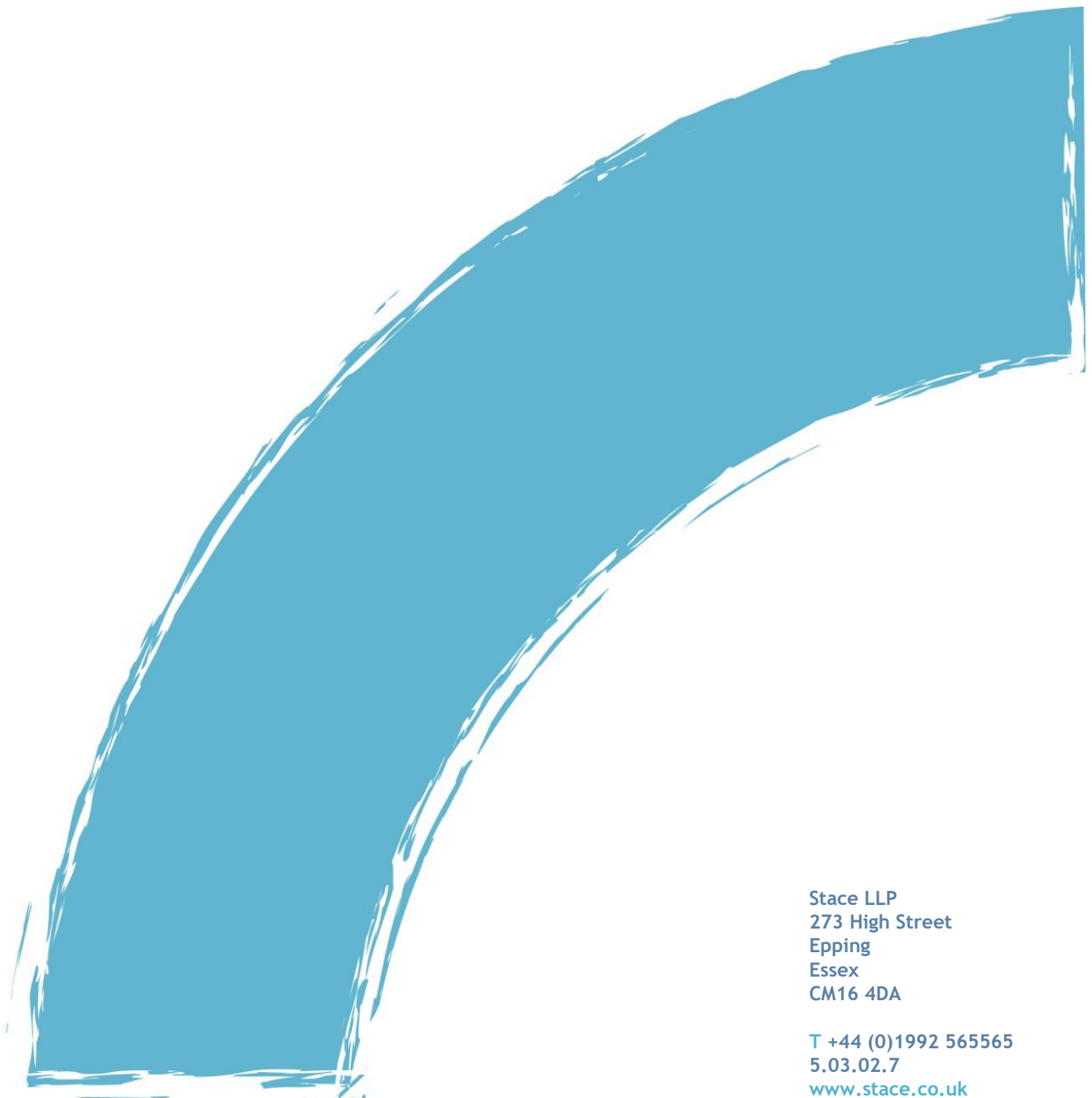


Planning Statement, Heritage Impact Assessment

Project	45 Bruce Grove
Client	Newlon Housing Trust
Date	11 th November 2022
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Contents

Page

1.0	Introduction	3
1.1	The Application Site	3
1.2	Relevant Planning History	3
1.3	Pre-Application Engagement	3
1.4	The Proposed Works	3
1.5	Design and Access	4
2.0	The Heritage Asset and Assessment	5
2.1	The Nature and Extent of the Asset	5
2.2	The Significance of the Asset	5
2.3	The Proposed Works and Impact on the Asset	6
3.0	Planning Policy Framework	7
3.1	National Planning Policy Framework	7
3.2	Pre-Application Engagement	7
4.0	Planning Policy Assessment	8
4.1	Principle of Development	8
4.2	Heritage, Design and Conservation	8
4.3	Planning Obligations	8
5.0	Design and Access Statement	9
5.1	Design and Access Statement	9
6.0	Summary and Conclusions	10
6.1	Summary and Conclusions	10

1.0 Introduction

This statement is written in support of an application for conservation area consent for the replacement of existing roof makeup to 45 Bruce Grove, a residential property that resides within the Bruce Castle and All Hallows conservation area.

1.1 The Application Site

The site is located to the South-East side of Linley Road as it joins Bruce Grove. The area benefits from an array of similar residential dwelling houses with similar architectural design, as well as a nearby education facility which houses similar architectural design and importance.

Bruce Grove Conservation area was designated in 1991, comprising the section of the High Road from no. 581 to Felixstowe Road on the west side, and from no. 594 to Reform Row on the east side. the boundary was amended in 1998 to increase the area.

1.2 Relevant Planning History

There are no current applications relating to the proposed repair works. The following table illustrates the summary of the planning history:

Case Number	Address and details	Decision Date
FE/0012/3494/	45 Bruce Grove, Tottenham, LONDON, N17 6RN	30/08/2016
FE/0012/3913/	45 Bruce Grove, Tottenham, LONDON, N17 6RN	21/10/2016

1.3 Pre-Application Engagement

Initial contact was made with a neighbouring Conservation office at Hackney on the 13th of October 2022.

1.4 The Proposed Works

Upon inspection it has been deemed that the existing roof is largely degraded and a threat to the general condition and upkeep of the building. The application submitted for consideration relates to the replacement of existing roof with a natural slate replacement. The existing make-up of the roof is that of a clay tiles finish, the proposal is a replacement with natural slate, this is to better suit the street scene.

These proposals do not include any alterations or additions both internally or externally to the building's existing structure.

1.5 Design and Access

As the works are external there will be no change to any of the existing access arrangements. Design issues are covered under the remaining sections of this report.

2.0 The Heritage Asset and Assessment

2.1 The Nature and Extent of the Asset

Bruce Castle and All Hallows Conservation Area has considerable architectural and historic significance and contains some of Haringey's oldest buildings. Grade I listed Bruce castle in its surrounding park dates from the Tudor period. Its survival along with All Hallows Church and The Priory represents a continuity that is rare in London and provides a powerful connection to the past. The historically significant open spaces connected to these buildings, including several ancient trees, contribute to the unique character of this area.

45 Bruce Grove is a 2 storey Dwelling House constructed with painted red brick with stone bands. The Edwardian built property features a 2-storey square bay window to the front elevation leading to a pitched roof with a boundary separating parapet, and a 2-storey extension to the rear. The windows are timber sliding sash windows throughout the property.

2.2 The Significance of the Asset

The NPPF defines the significance of a heritage asset as "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage assets physical presence but also from its setting."

Historic Interest – North Kensington Library remains the first publicly funded and purpose-built library in Kensington and is now the only early building still in use as such. In November 1912 a Children's Room was incorporated into the basement of the library, the first of its kind in Kensington.

Aesthetic Interest – The building has undergone several key modern additions since its construction in order to adapt to the demanding requirements of civic buildings. The second floor is understood as being a modern addition which is not considered as being sympathetic to the design of the building. Additionally, an access ramp to the basement level off Lancaster Road creates an entrance into what was formerly the Children's Room. Despite its (mostly internal) alterations, its externality remains a largely intact and original example of Free Style architecture.

Architectural Interest – This is an example of a largely originally, little altered and intact mid-Victorian civic building. It contains main original internal and external features including a late-Gothic tracery window.

Group Value - The proposal that is the subject of this application will conserve the significance of this heritage asset; and will preserve the character and appearance of the Ladbroke Conservation Area.

2.3 The Proposed Works and Impact on the Asset

The entirety of works to be undertaken relate to the replacement of the entire roof makeup of the property of 45 Bruce Grove. The works will be visible from Bruce Grove and Linley Street. After consideration of the street scene the material finish of the roof is selected to be in alignment with neighbouring dwelling houses. The replacement is therefore going to have minimal visual impact on the building when viewed from ground level or from adjacent properties. No existing features are going to be either concealed or lost during the works.

3.0 Planning Policy Framework

3.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) establishes a presumption in favour of Sustainable Development and this is seen by Ministers as “a golden thread running through both plan making and decision-taking”. The NPPF makes clear that the starting point for decision making is the development plan and that applications for development proposals that accord with an up-to-date Local Plan should be approved. The NPPF also defines a heritage asset as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”

The NPPF establishes a number of core principles that underpin the planning system which includes conserving heritage assets in a manner appropriate to their significance so that their contribution and enjoyment can continue for this and future generations.

Paragraphs 184 and 185 recognises that heritage assets are an irreplaceable resource and seeks to conserve them in a manner appropriate to their significance. Paragraph 189 requires applicants to provide information on the significance of any heritage assets affected and the contribution made by its setting, the level of detail to be proportionate to the asset's importance and no more than is sufficient to understand the potential impact on that significance.

3.2 Pre-Application Engagement

Paragraphs 39 – 46 of the NPPF recognises that early engagement with the Council can significantly improve the efficiency and effectiveness of the planning application system for all parties and that LPA's have a key role to play in this regard by advising “The more issues that can be resolved at pre-application stage, the greater the benefits”. Paragraph 42 continues “The participation...should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle...”

Pre-Application engagement has already taken place, as noted above, with Matt Payne on 13th October 2022. The advice given was that a roof replacement product which was man made would not better suit the historic appearance of the property, and that a successful planning application is required prior to any works taking place.

4.0 Planning Policy Assessment

4.1 Principle of Development

The proposed roof replacement is considered in alignment with the objectives with Tottenham's plan owing to the scope, size, and nature of the proposed works. The roof replacement will assist in preserving Bruce Castle and All Hallows as an aesthetic offering to the area.

4.2 Heritage, Design and Conservation

The proposed roof replacement has been considered with regards to the important historic appearance of the property. As noted above 45 Bruce Grove resides in the Bruce Castle and All Hallows Conservation Area. There are a number of equally unique and architecturally important buildings in the same area.

Paragraphs 184 – 188 of the National Planning Policy Framework set out the strategies that should be considered in order to conserve and enhance the historic environment to ensure that they can be sustained.

With regard to local level policies, the repairs and remedial works proposed are considered to be consistent with Policies CL3 and CL4 with regard to the protection of Conservation Areas and Listed Buildings.

The works are not going to have an impact on any of the following:

Arboriculture

Energy and sustainability

Noise

Traffic and Transport, and

Deliveries and Servicing

4.3 Planning Obligations

The works proposed do not appear to give rise to any unmitigated impacts and it is not anticipated that any planning obligations will need to be entered into.

5.0 Design and Access Statement

5.1 Design and Access Statement

A separate access statement has been prepared and provided on a separate document.

6.0 Summary and Conclusions

6.1 Summary and Conclusions

We believe that the works and repairs proposed are consistent with the existing statutory planning framework relating to the wider historic environment and specific nature of this unique building.

The aim of the replacement scheme put in place by Newlon Housing Trust is to improve the thermal efficiency of the property without having a detrimental impact on the building's façade or historic structure. The proposed replacement roof will be a considerable improvement on the current existing assembly.

This statement is to be read in conjunction with planning application PP-11611098 including supporting documents and associated Stace drawings: 23/0470/1801-04. The proposal will provide much needed improved thermal efficiency of the property.

Overall, it is considered that the replacement of the slate roof with a Natural replacement roofing system will have very little impact on the appearance of the building and therefore will not negatively impact the street scene of the area or draw attention to themselves.