

Officer's Report

Application Number	HGY/2022/2678
Type	Listed building consent (Alt/Ext)
Location	8, Bruce Grove, London, N17 6RA
Proposal	Listed Building Consent for forecourt upgrades including resurfacing and boundary treatment alterations
Case Officer	Sarah Madondo
Valid Date	27/09/2022
Applicant	Camilla Gersh
Agent	Mr Samuel Elliott

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The application site is located on the south-western side of Bruce Grove and consists of a 2/3 storey Georgian building fronting onto Bruce Grove. The main building fronting Bruce Grove forms part of a pair of symmetrical Grade II Georgian buildings. Bruce Grove comprises Tottenham's greatest concentration of listed Georgian townhouses. Bruce Grove was developed along the line of one of the avenues of Bruce Castle Park following the sale of parts of the estate in 1789. The plot structures of the properties fronting Bruce Grove are typical of the 18th century and comprise generous forecourts fronting the avenue and extremely long and narrow rear gardens stretching back from the rear of the terraces. The historic pattern of plots and gardens (the 'urban grain') is still legible along Bruce Grove, despite the fact that some plots have been combined or shortened.

This building along with the adjoining property, No 7, were originally very handsome houses but, unfortunately have suffered sustained and extensive alterations, extensions, and sub-divisions within. No. 7 has an English Heritage Blue Plaque on the forward projecting wing of its elevation inscribed 'Luke Howard 1772-1864'. The original boundary walls, gate piers and railings to the front of this property have been removed and the front garden area paved over for car parking. Notwithstanding these alterations the balanced proportions and diminishing fenestration rhythm to upper floors contribute to the historic and architectural distinction of the property.

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Impact on Listed Building / Conservation Area

As noted above the subject property is a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of

historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest” (Sections 16 (2) and 66(1), and to pay “special attention to the desirability of preserving or enhancing the character and appearance of conservation areas” (Section 72).

The requirements of Local Plan policy SP12 ‘Conservation’ and adopted policy DM9 ‘Alterations to Listed Buildings’ apply in this case, as well as the guidance contained in SPG2. Policy DM9 states that it is required that alterations and extensions to listed buildings to:

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior:
- relates sensitively to the original building; and
- not adversely affect the setting of a listed building

Permission is sought to upgrade and enhance the forecourt of no. 8 Bruce Grove with funding assistance from Historic England under the High Street Heritage Action Zone (HSHAZ).

- Insertion of new gates
- Insertion of new drainage
- Repainting of boundary railings
- New pier and addition of stone capping to brick piers
- Application of bound gravel to existing hard surface
- New bin stores

The proposed works would not alter the appearance of the building or the significant features of the building therefore the proposed works are acceptable. In addition, the Conservation Officer was consulted and advises that the proposed works are fully supported from conservation grounds. The repair trials to existing piers, boundary wall, railings as well as material samples of new steel gates, new railings, new permeable surfacing, new lighting, should be approved by the planning authority at condition stage.

Overall it is considered that proposed works therefore will not negatively impact the character or appearance of the listed building or harm its significance.

In context of the recent case on Barnwell Manor, the Council’s duty to consider whether new development preserve or enhance the character of heritage assets has been emphasised. In this instance, it is felt that the proposed development would have no impact on the significance of the listed building and would be considered necessary to preserve the building for a sustainable future use. As such, the works would preserve the original character and appearance of the building, in line with the Council’s statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. The scheme is, therefore, acceptable in compliance with the above policies.

The proposal is therefore considered to preserve the character and appearance of the listed building and of the Bruce Grove Conservation Area. The proposed development is considered to comply with Policy DM1, DM9 & DM12 of the Development Management Development Plan Document (Adopted July 2017), Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017) and Tottenham Green Conservation Area Appraisal and Management Plan. It also accords with the relevant policies of the London Plan 2021.

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 All proposed materials and finishes to paving and boundary treatment are to be approved by the Local Planning Authority either on site or through submission of on-site photos of the proposed materials.

Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.

Informatives:

- **INFORMATIVE: Hours of Construction Work**
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.