

Officer's Report

Application Number	HGY/2022/2677
Type	Full planning permission
Location	8, Bruce Grove, London, N17 6RA
Proposal	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.

Proposed Development

Forecourt upgrades including resurfacing and boundary treatment alterations

- 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 impact of the proposed development on the character and appearance of the 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 proposals seeks 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). A key sub-area objective of Bruce Grove within the Tottenham Area Action Plan (July 2017) is to enhance the legibility of Bruce Grove's heritage assets which complement the town centre's character and function. There is also an opportunity to improve the setting of some of the oldest listed buildings in the Conservation Area at No. 5-16 Bruce Grove.

The front garden of no 8 has long been given over to hard standings for car parking, and the boundary walls and railings are modern installations, the result of a refurbishment project following a long period of neglect. Notwithstanding this, the proposal seeks to sensitively update the forecourt area of no. 8 Bruce Grove to enhance the heritage asset. It is considered that the proposed works here are light touch and involves surfacing and boundary treatments of the forecourt, where they are of a suitable quality which is supported.

The main access point to the property will remain to the north of the forecourt and it is proposed to insert new vehicular and pedestrian gates for greater security. The design aims would be a simple approach which is influenced by the surrounding Georgian properties, principally no. 16 Bruce Groves.

The proposal also includes the amendments of existing boundary wall and replacement brick piers which would not negatively impact the appearance of the building when viewed from the streetscene. The works would look to enhance the established palette of materials already in place which is welcomed.

The soft landscaping to the north of the forecourt area will not be altered, however, enhancements are sought to the vehicular pathway, through the laying of granite cobbles to replace the existing pavers which would be similar to the surviving cobblestone driveway at no. 16 Bruce Grove. An area of bound gravel is proposed over the existing tarmac south of the vehicular entrance, its light colouration will be sensitive to the setting of the listed building and enhancement from the existing position which is acceptable.

The proposal also comprises of the erection of new bin stores which seeks to formalise and screen the existing external refuse arrangement, which is unsightly, through a coherent and contained storage area on the northern boundary, away from the

streetscene. These improvements are considered acceptable and would not harm the listed building and conservation area.

The conservation officer was consulted on the above works 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 this proposal is acceptable as the works would result in a significant improvement in the visual amenity of this listed building. It is therefore considered to preserve the character and appearance of the Conservation Area.

Impact on neighbouring properties

Overall it is considered that the proposals would not harm the amenity of the neighbouring properties given the nature of the proposed works.

Trees and Landscaping

The applicant has submitted amended Heritage Statement which indicates that the site does have a series of young trees on the northern and southern boundary, however these are not preserved. The statements confirms that the trees would not be pruned or felled as part of the works as the proposed works are to enhance the areas around them. The tree officer was consulted and advises that providing the following:

- No trees are felled
- Existing hardstand is used to protect the root protection areas RPAs
- The new hardstand is permeable and there is no dig

The tree officer raises no objection and the officer has advised that if minded to approving the application, two conditions should be attached in relation to new bin area and the installation of new pier gates.

Surface water and drainage

A Drainage Strategy was submitted, and the drainage officer was consulted and advises that impact of the surface water drainage would be adequately address . The drainage strategy fully complies with local Policy DM25 on minor development and is a significant public benefit to factor into the overall balance.

Transport consideration

The transportation officers have been consulted and advises that there is no objection on transport grounds as result the proposed changes are acceptable.

Conclusion

The proposed works are considered acceptable and would result in a significant improvement in the visual amenity of this listed building. It is therefore considered to preserve the character and appearance of the Conservation Area.

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 hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority

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.

- 4 No excavation are permitted with the installation of a new bin area.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

- 5 The installation of new pier gates within the RPAs are carried out by hand.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

- 6 All tree planting, hedging to be confirmed in writing to the Local Planning Authority and a arboricultural method statement supplied for any works within the RPAs.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

Informatives:

- INFORMATIVE: Works to Trees(s) within a Conservation Area.

It is brought to your attention that trees located within a conservation area which have a stem diameter of 75mm or greater, measured at 1.5m, are afforded protection. Works to such trees require that the Local Planning Authority be given 6 weeks written notice unless an exception applies. Such notification should be made electronically via the Planning Portal www.planningportal.co.uk

where there is guidance on completing the form and what supporting evidence may be required or if this is not possible via email to planningsupport@haringey.gov.uk.

- **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.