

Officer's Report

Application Number	HGY/2023/0139
Type	Listed building consent (Alt/Ext)
Location	Flat 8, Elm Court, 15-16 Bruce Grove, Tottenham, London, N17 6UU
Proposal	The proposal seeks to knock down two interior plaster boards inside the flat property to make space an open kitchen-living area. These two walls encloses the kitchen from the living room and by the hallway through a door.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	16/01/2023
Applicant	Ryan Jackson
Agent	Mr Bilal Ahmad

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT CONSENT

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This proposal seeks listed building consent on works to knock down two interior plaster boards inside the flat to make space for an open kitchen living area. The works consists of the following:

- These two walls enclose the kitchen area from the living room and by the hallway through a door.
- No other walls will be removed in this proposal.

Site and Surroundings

2.2 The application is a Grade II listed property, comprises of two dwellings both 3 storeys with basement levels, located on the corner of the junction of The Avenue and Bruce Grove. Both buildings have been divided into flats housing 6 per building spread over all floors.

2.3 The site is located within the THRHC/Bruce Grove Conservation Area, and the building is a Grade II listed building.

3. CONSULTATION RESPONSE

3.1 The following responses were received:

Internal:

- 1) LBH Conservation Officer: No objection and as such officer is satisfied with the proposed works.

External:

2) Historic England: No comments

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 102 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the Listed building.

5.1 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.

5.2 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).

5.3 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

5.4 The Council’s Conservation Area officer is satisfied that all aspect of the proposal is necessary and that the overall effect of the proposal is not detrimental to the architectural or historic integrity or detailing of the building. The proposed works do not involve intrusive or destructive measures and it is therefore deemed that these necessary upgrades to the communal parts will not harm the significance of the listed building.

5.5 Alterations are entirely in accordance with the period, style and detailing of the original building and would not impact on the architectural or the historic interest, but rather restore the integrity of the building.

5.6 Conclusions

5.7 The impact of the works on the appearance and setting of the Listed Building would not be affected. Proposal is considered to preserve its special historic and architectural significance. As such the proposal accords with London Plan policy HC1 and Local Plan policies SP12 and DM9.

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

GRANT CONSENT

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.