

Officer's Report

Application Number	HGY/2023/0658
Type	Full planning permission
Location	12 Bruce Grove, Tottenham, London, N17 6RA
Proposal	Forecourt upgrades including resurfacing, new bin store and boundary treatment alterations
Case Officer	Sarah Madondo
Valid Date	07/03/2023
Applicant	Camilla Gersh
Agent	Ms Jemima Webb

RECOMMENDATION

Approve with Conditions

Proposed development

- Install north east boundary brick piers and entrance gates
- Remove existing north east wall and railings to insert pedestrians gate
- Replace close board fence to north west elevation and replace with 8 course brick
- Build up brick wall on top of existing cut bricks to forecourt rear
- New permeable surfacing
- New bin store
- Enhanced landscaping

Site and Surroundings

The site is a grade II listed property located on corner of Bruce Grove and Woodside Gardens. The property is semi detached and the site forms part of no's 1-16 group listing buildings on Bruce Grove. The Bruce Grove Conservation Area contains a mix of historic and modern buildings. The commercial townscape with range of active ground floor frontages. The site is Bruce Grove Conservation Area.

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 (July2017) 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 proposals seeks to sensitively update the forecourt area of no. 12 Bruce Grove, and the proposals would be minor light touch and look to work with the existing surfacing and boundary treatments of the forecourt, where they are of a suitable quality.

The main access point to the property will remain to the south of the forecourt, adjacent to the boundary of no. 11. It is proposed to insert new vehicular and pedestrian gates for greater security. The simple design approach is informed by the surrounding Georgian properties and introduces a subtle, traditional, and robust form of boundary treatment.

Where there are existing railings in suitable condition, these will be refurbished / repaired. This would not normally require Listed Building Consent, but it is a notable element of the proposed investment and is therefore included in the proposals.

The amendments to the existing boundary wall and replacement brick piers on the north east elevation will not negatively impact how the building is experienced from the streetscene and look to enhance the established palette of materials already in place.

The complete replacement of the close boarded fence to the north east elevation replaces are modern and incongruous form of boundary treatment that limits permeability in views from Woodside Garden.

A new permeable hard surface is proposed over the existing tarmac, its will be sensitive update to the setting of the listed building and an enhancement to the now heavily eroded gravel surface.

Additional soft landscaping is proposed to all elevations of the forecourt to soften the urban edge and assist in the drainage strategy.

The new bin stores seeks to formalise and screen the existing external refuse arrangement, which is unsightly, through a coherent and contained storage area on the southern boundary, away from the streetscene.

The conservation officer was consulted and advises that the proposed set of carefully designed retention and repair works as well as the proposed insertion of sensitively designed new elements will positively impact and enhance the character and appearance of the listed property, thus conserving and reinforcing its significance and accordingly, the application is fully supported from the conservation standpoint.

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 the amenity of the adjoining occupiers

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 site does not have any preserved trees and no comments were received from the tree officer. As stated above some additional landscaping is proposed to all elevations of the forecourt to soften the urban edge and assist in the drainage strategy.

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 addressed. 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 to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 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.

- 3 Prior to the commencement of the relevant works, a typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging shall be submitted to and approved by Local Planning Authority.

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 Prior to the commencement of the relevant works, a method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings shall be submitted to and approved in writing by the Local Planning Authority.

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.