

Officer's Report

Application Number	HGY/2023/0984
Type	Listed building consent (Alt/Ext)
Location	12 Bruce Grove, Tottenham, London, N17 6RA
Proposal	Listed Building Consent for the 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.

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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. 12 Bruce Grove with funding assistance from Historic England under the High Street Heritage Action Zone (HSHAZ). The proposed works in relation to 9 Bruce Grove are confined to the front forecourt which are as follows:

- Reduce height of existing boundary wall and install new railings and stone coping reconstituted
- Install new boundary brick piers
- New automatic sliding gate to existing entrance
- Ground level uplighting to frontage
- New permeable surfacing
- New bin store

The proposed works would not alter the appearance of the building or significant features of the building therefore the proposed works are acceptable. In addition, 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 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 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 method statement, material specification and material samples of 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.

- 4 Prior to the commencement of the relevant works, typical detail drawings, material specification, 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.

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.