

Officer's Report

Application Number	HGY/2023/0966
Type	Listed building consent (Alt/Ext)
Location	Bruce Castle Park, Haringey Museum & Archive Service, Lordship Lane, Tottenham, London, N17 8NU
Proposal	Listed building consent for plaster repairs to secondary rooms at ground and second floor level.
Case Officer	Sarah Madondo
Valid Date	04/04/2023
Applicant	Mr James Barnett
Agent	Mr Gary Butler

RECOMMENDATION

Approve with Conditions

Proposed Development

Plaster Repairs to secondary rooms at ground and second floor level.

Site & Surroundings

The Site comprises of Bruce Castle, a Grade I listed building that was included on the statutory list of buildings of special architectural or historic interest on 22 July 1949. Bruce Castle Park is designated as Metropolitan Open Land, and as a nature conservation area of borough ecological importance (Grade II). Along with the neighbouring Tottenham Cemetery, it has significant nature value. All Hallow's Churchyard, Bruce Castle Park and Edmanson's Court are included in the London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest. The whole site lies within a designated Area of Archaeological Importance. Locally listed structures within the park include the Entrance Gates and Overthrow to Lordship Lane, the cast iron Lamp Standard outside Bruce Castle and the Entrance Gates to Bruce Castle Park opposite the Church in Church Lane.

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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

The applicant has submitted a Heritage Statement that is clear, comprehensive and sufficiently detailed in support of the application. The proposed repairs are generally considered minor alterations and the works have been carefully considered in the context of the history of the building and its significance. The proposals primarily relates to the secondary rooms on the ground and second floor of the building. It is considered that 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 stabilisation/repair work of the ceilings of grade I listed Bruce Castle will benefit some of the ceilings to ground/second floors that require the most urgent attention and therefore the proposed works are fully supported from the conservation stance.

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. The council should be notified about the commencement and conclusion of the proposed works.
- b. Full photographic records of the existing conditions and proposed works should be submitted to the council upon completion of works.
- c. Should any unforeseen discoveries or new information about the condition of the ceilings arise requiring deviation from the approved works and methods, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorizes further investigation and supporting works.
- d. If further investigation and or supporting works result in the deviation from the approved works and methods, revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England.
- e. The ceiling repairs shall be carried out in accordance with such approved details and maintained as such thereafter.

Shall be submitted and approved by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with the Haringey Plan 2017 and NPPF 2021.

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.