

Officer's Report

Application Number	HGY/2023/1284
Type	Full planning permission
Location	80 Bruce Grove, Tottenham, London, N17 6UZ
Proposal	Shopfront repairs and alterations
Case Officer	Sarah Madondo
Valid Date	15/05/2023
Applicant	Camilla Gersh
Agent	Jemima Webb

RECOMMENDATION

Approve with Conditions

Proposed development

Shopfront repairs and alterations

Site and Surroundings

The site is a mid terraced building comprising of commercial unit on the ground and residential on the upper floors. The site is neither listed nor locally listed but is part of a positive feature within the Bruce Grove Conservation Area.

Character, design and appearance of the conservation area

The site lies in Tottenham High Road Historic Corridor Conservation Area and the project is part of a wider scheme within the Tottenham High Street Heritage Action Zone Programme (HSHAZ), administered by Historic England, that seeks to improve the character of the Bruce Grove Conservation Area and restore its historic integrity. Bruce Grove sits within the wider Bruce Grove Conservation Area and is host to a number of Grade II listed buildings, as well as 20th century commercial buildings that add variety and contribute positively to the area. Many of the commercial premises within the HSHAZ area have suffered from the incursion of inappropriately scaled and poorly designed shopfronts, signage and poor-quality materials or have fallen into disrepair due to a lack of maintenance.

The proposal is for the a shopfront repairs and a large part of the proposed enhancement of the area will be through the refurbishment and/or replacement of such historic shopfronts. This is the first application within the HSHAZ project that seeks to deliver such repairs and refurbishment to a shopfront on a historic commercial frontage.

The application proposals relate entirely to the ground floor shopfront and seek permission for the following works:

- Repairs to flat roof coverings
- Installation of new console bracket to match existing (left side)
- New lead flashing to upper fascia cornice
- New timber cornice and architrave containing concealed LED light strip
- Restoration of existing awning box

The application proposals seek to work with the original shopfront frame, including sensitive repairs to roof coverings, corncicing, glazed tiling, and the rendered stall riser. Furthermore, targeted

restoration is proposed to bring the awning box back into functional use, touch up and enliven the hand painted fascia sign, enhancing its positive contribution, as well as rebuilding the missing console bracket to return symmetry across the frontage. Additions to the existing shopfront include an internal mesh security shutter, which is preferable to the current, rusted external mesh which is acceptable and consist with the guidance set out in Policy DM8

The conservation officer was consulted and advises that the proposed works have been sensitively designed in detail, have been informed by an excellent understanding of the Conservation Area and its heritage assets and the level of information provided is sufficient to understand the beneficial impact that this scheme will have on No80 and its Conservation Area. Accordingly, the application is fully supported from the heritage conservation perspective.

The shop front would appear more attractive, coherent, and appropriate to the historic context. There would be an enhancement to the street scene and to the character and appearance of the conservation area. Overall it is considered that the above proposed developments would be acceptable and would enhance the character and appearance of the conservation area, as the design proposed would complement the existing building.

Subtle lighting is also proposed to ensure the hand painted fascia is visible in hours of darkness. The LED lighting source will be subtly hidden within the shopfront architrave and cornice. This is considered a heritage sensitive solution to shopfront lighting. The shopfront improvements are genuinely heritage led and seek to restore the historic qualities of the shopfront at No. 80 Bruce Grove therefore are supported.

Parking and Highways Safety

In terms of highway safety, it considered the proposed shopfront would not cause any public safety hazard.

The proposal is therefore considered to preserve the character and appearance of the existing building and of the North Tottenham Conservation Area. The proposed development is considered to comply with Policy DM1, DM9 & DM12 of the Development Management Development Plan Document (Adopted July 2017), and Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017). 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.

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.