



FAO: Planning Department,  
**Haringey London Borough Council**

Ref: HGY/2023/1037 & HGY/2023/1206  
Date: 19/06/2023

## **HISTORIC BUILDINGS AND CONSERVATION ADVICE**

Dear Sir / Madam,

**RE: Cedar Place, 14 Bruce Grove, Tottenham, London, N17 6YT**

Built Heritage Advice pertaining to an application for: Forecourt upgrades including resurfacing, new bin store and boundary treatment alterations.

The proposed development site (the Site) is the Grade II listed 13 and 14, Bruce Grove N17 (List Entry Number: 1188609) and is located within the THRHC/Bruce Grove Conservation Area. It is also located within close proximity to the Grade II listed 15A, Bruce Grove N17 (List Entry Number 1079261) which has the potential to be impacted through change within its setting.

In statutory terms the significance of the heritage assets has been recognised by their designation as a Grade II listed building and a conservation area, which reflects their 'special interest'. The Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act 1990) states that Local Planning Authorities have a statutory duty to 'have special regard to the desirability of preserving the [listed] building or its setting or any features of special architectural or historic interest which it possesses' and to ensure that 'special attention shall be paid to desirability of preserving or enhancing the character or appearance of that [conservation] area.'

Furthermore, Paragraph 199 of the National Planning Policy Framework (NPPF) states:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

There are concerns regarding the proposed new bin store which will result in the introduction of a physical structure within the existing open forecourt to the front of the listed building. This will have a minor adverse visual impact on the setting of the heritage asset. However, the proposed bin store adheres to the core conservation principle of reversibility and will provide sympathetic screening to the visually unattractive bins. As such, while the bin store would lead to less than substantial harm to the heritage asset, making paragraph 202 of the NPPF relevant, this would be at the lowest end



of that scale of harm. Furthermore, a clear and convincing justification for that harm has been provided in compliance with Paragraph 200 of the NPPF.

Should the Local Planning Authority determine that the benefits of the proposals outweigh the identified harm and are minded to grant consent to the proposals, it is recommended that the following conditions, or similar, are attached to any decision notice issued:

- In the case of the new railings and gates, these shall match the existing railings, unless otherwise agreed in writing by the Local Planning Authority. This shall include the materials, design and finish colour.
- Prior to the commencement of above ground construction, details of the new permeable hardstanding, including external finish materials and colour, will be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Yours sincerely,

Samantha Pace BA (Hons) MSc IHBC  
Historic Environment Team  
Place Services

*Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter*