

Officer Report

Application Number:	HGY/2023/0981
Application Type:	Listed building consent (Alt/Ext)
Address:	10 Bruce Grove, Tottenham, London, N17 6RA
Proposal:	Listed Building Consent for external alterations to 10 Bruce Grove and forecourt, refurbishment of Bruce Grove Youth Space, proposed hard and soft landscaping, erection of bike workshop and associated works.
Case Officer:	Sarah Madondo
Valid Date:	30/03/2023
Applicant:	Martin Young
Agent:	Mr Samuel Elliott

RECOMMENDATION

Approve with Conditions

Proposed development

Listed Building Consent for external alterations to 10 Bruce Grove and forecourt, refurbishment of Bruce Grove Youth Space, proposed hard and soft landscaping, erection of bike workshop and associated works.

Site and Surroundings

The subject site is located on Bruce Grove and no. 10 Bruce is part of row of 9 no. Grade II statutory listings. Nos. 9-10 are a tall pair, each 3 storeys with a basement. Properties have been run together but No. 10 has a 2 storey extension with 3 windows, a bay and 2 entrance doors. This extension dates from the first half of the 19th century, as indicated by the historic mapping. Bruce Grove Youth Space and grounds is located to the rear of the building at No. 10 Bruce Grove which is a Regency terrace that is Grade II listed. The building itself still has many of its original features, however its front façade has certain unsympathetic alterations that affect the character of the building, as well as its setting. The site sits a 10 minute walk away from Bruce Castle Museum and Bruce Castle Park, as well as Down Lane Park. The Youth Space building sits behind no. 10 Bruce Grove. There is a small front garden to the north east, and a large garden to the rear. The Bruce Grove Youth Space is located to the rear of No.10 Bruce Grove, situated just off the High Road which runs north south from Fore Street, Edmonton to Stamford Hill.

MATERIAL PLANNING CONSIDERATIONS MATERIAL PLANNING CONSIDERATIONS MATERIAL PLANNING CONSIDERATIONS

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 proposals seek for a number of external works including works to the forecourt and the refurbishment of Bruce Grove Youth Space, proposed hard and soft landscaping, erection of bike workshop and associated works. Following the pre application stage, an application has been submitted which the conservation officer was consulted. The conservation officer advises that the proposed works comprises of improvements to the Youth Space building and the overall landscaping of the site would have substantial public benefits. The proposed works directly affecting the front elevation of listed building and its fabric are also needed and these are supported in principle. However, the conservation officer considers that the works to the elevation of 10 Bruce Grove would require further detailed information, therefore subject to the imposition of prior commencement condition for details to be provided in writing, the proposal can be supported.

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.

Recommendation

Grant Listed Building Consent

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 part of the development hereby approved, details, samples or method statements for the following:

- a. Method statement, specification, trial cleaning and trial repairs of stone capitals to entrance door;
- b. Trial samples of façade cleaning;
- c. Method statement of removal of cables and light fittings from façade;
- d. Specification and samples of proposed light fittings;
- e. Detailed design and specification of new gate to side door;
- f. Method statement and specification of repairs and replacement to front door's fan lights and sidelight frames;
- g. Method statement and specification of repairs to soffit above front door Method statement of Stucco band at first floor in disrepair;
- h. Method statement and specification of repairs to stucco band to façade and coping stone to roof and lower ground external wall;
- i. Method statement and specification of repairs to low walls enclosing entrance steps and;
- j. Specification and samples of replacement brass letterbox

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

- 4 Prior to commencements of works, the proposed works or installations within the root protection areas will require method statements.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

- 5 A five-year aftercare programme shall be submitted in writing and approved by the Local Planning Authority

Reasons: To ensure establishment and independence for the new plantings.

- 6 A tree protection plan and statement shall be submitted in writing and approved by the Local Planning Authority.

Reason: In order to safeguard the trees on the site

which are to remain after building works are completed in the interests of visual amenity.

- 7 No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 16 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Informatives:

INFORMATIVE: Works to Trees(s) within a Conservation Area

It is brought to your attention that trees located within a conservation area which have a stem diameter of 75mm or greater, measured at 1.5m, are afforded protection. Works to such trees require that the Local Planning Authority be given 6 weeks written notice unless an exception applies. Such notification should be made electronically via the Planning Portal www.planningportal.co.uk where there is guidance on completing the form and what supporting evidence may be required or if this is not possible via email to planningsupport@haringey.gov.uk.

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.