



Officer Report

Application Number:	HGY/2023/0912
Application Type:	Full planning permission
Address:	10 Bruce Grove, Tottenham, London, N17 6RA
Proposal:	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

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 facade 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.

The impact of the proposed development on the character and appearance of the 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. No.10 Bruce Grove is a Grade II listed building which is owned by the council and sits within the Bruce Grove Conservation Area and Tottenham Heritage Action Zone (THAZ). The building is

currently vacant and is a heritage asset in need of refurbishment in particular the Bruce Grove Youth Space.

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 facade has certain unsympathetic alterations that affect the character of the building, as well as its setting.

The proposals seeks to upgrade and enhance the forecourt of no. 10 Bruce Grove with funding assistance from Historic England under the High Street Heritage Action Zone (HSHAZ). A key sub-area objective of Bruce Grove within the Tottenham Area Action Plan (July2017) is to enhance the legibility of Bruce Grove's heritage assets which complement the town centre's character and function.

The proposals seeks for a number of external works including works to the fourcourt 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 on. 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 required 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 this proposal is acceptable as the works would result in a significant improvement in the visual amenity of this listed building. It is therefore considered to preserve the character and appearance of the Conservation Area.

Impact on the amenity of the adjoining occupiers

Overall it is considered that the proposals would not harm the amenity of the neighbouring properties given the nature of the proposed works.

Trees and Landscaping

An arboricultural survey has been submitted and the report was carried by Middlemarch revised on March 2023. The tree officer was consulted and advises that subject to imposed of conditions there is no initial objections on the proposal.

Surface water and drainage

A Drainage Strategy was submitted, and the drainage officer was consulted and advises that impact of the surface water drainage would be adequately address . The drainage strategy fully complies with local Policy DM25 on minor development and is a significant public benefit to factor into the overall balance.

Transportation consideration

Transportation officers were consulted and advises that there is no objection on transportation grounds as result the proposed changes are acceptable subject to imposition of a condition on cycling parking.

Conclusion

Therefore it is considered that the proposed works would 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 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 for all new planting 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.
- 8 The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured, or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.
- Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 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.