



Officer Report

Application Number:	HGY/2023/1279
Application Type:	Full planning permission
Address:	11 Bruce Grove, Tottenham, London, N17 6RA
Proposal:	Forecourt upgrades including resurfacing, new bin store and boundary treatment alterations.
Case Officer:	Sarah Madondo
Valid Date:	12/05/2023
Applicant:	Camilla Gersh
Agent:	Ms Jemima Webb

RECOMMENDATION

Approve with Conditions

Proposed Development

This application is for forecourt upgrades including resurfacing, new bin store and boundary treatment alterations.

Site and Surroundings

The subject site is a 19th. Century Grade 2 listed terrace building is one of a symmetrical pair with no. 12. The group of listed buildings are typical of the retrained classical Georgian architecture that emerged in the late 18th and early 19th centuries. They possess individual architectural interest and have value as a group. The late 18th Century houses are large semi-detached villas, with later extensions. The three storey central elements represent the historic core. No. 11-12 have been altered, but much early fabric remains externally including the austere buff brick classical façade of the pair, with diminishing sets of sash windows across all floors, string course above first floor and strong cornice to the parapet roof. The gauged brick arches to the ground floor windows are an important unifying feature, shared with other villas on the frontage. The front garden has long been given over to hard standings for car parking. A modern brick boundary wall, showing two different phases that appear incoherent, now demarcates the curtilage onto Bruce Grove with a metal railing enclosing the return adjacent to no. 10. The current forecourt is a large open space within the immediate setting of the listed building, there are no remaining features of historic significance or that add architectural interest. Indeed, unlike no. 12, the forecourt is entirely covered in an unsympathetic tarmac that detracts from any historic understanding. Bins are left out loose in an informal manner. The site is in Bruce Grove Conservation.

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.

The proposals seeks to upgrade and enhance the forecourt of no. 11 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. There is also an opportunity to improve the setting of some of the oldest listed buildings in the Conservation Area at No. 5-16 Bruce Grove.

The proposal seeks for a number of external works comprising of:

- New Portland stone cladding to steps
- Removing existing brick bin store with concrete roof, replacing it with a bin store enclosure for 3x1100L Eurobins & Food Waste bins
- New planter bed and concrete edging
- Retain the existing railings around the front of the house, and refurbish/paint the railings; raise height of wall; timber fence repaired and boarding replaced
- Existing tree stump to be removed and hole to be backfilled
- New brick pier to match existing at No.12 Bruce Grove; rebuild existing piers; remove existing pier to extend brick wall
- Rebuild existing wall with new stone coping and railings on top
- New channel drain
- Bound gravel or similar resurfacing potentially over existing tarmac (in good condition).
- Vehicular gates

Following the pre application stage, an application has been submitted which the conservation officer was consulted. The conservation officers advises that the proposed improvements to the forecourt of grade II listed property located at No 11 Bruce Grove are much needed within the listed buildings and conservation area setting. These works have been discussed with officers at pre-application stage and have been informed by a thorough understanding of the listed building and its conservation area. The proposal has been sensitively designed to a sufficient level of detail and will very desirably enhance the setting of the heritage assets impacted by these works. The proposed works are very welcome from the heritage conservation perspective and the application is fully 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. It is considered that the works are required in order to significantly improve the residential character of Bruce Grove Conservation Area. The works have been carefully informed by the identified significance and historic development of the area, as well as each individual listed building that could be impacted by the works.

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

Officer note that there are no tree issues to the front forecourt or adjacent land. There are some low grade shrubs on the north boundary. The applicant submits that there are plans to create planters on the north, east, and west boundaries. The tree officer was consulted and advises there is an opportunity to plant an ornamental tree as a centre piece and this should be included within the plans. A condition would be attached.

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 addressed. 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

The transportation officers and Transport for London were consulted and advises that following the amendments to vehicular gates, there is no objection subject to CMP condition being imposed.

Conclusion

The proposed works are considered acceptable and 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

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 typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging shall be submitted to and approved by Local Planning Authority.

Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.

- 4 Prior to the commencement of the relevant works, a method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.

- 5 Within 3 months of the commencement of work on the approved development, full details of the landscaping scheme shown on the approved plan including the planting of at least one new tree within the property's forecourt, including the timescale for planting shall be submitted to and approved in writing by the Local Planning Authority. Any planting which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 6 The approved bin storage enclosure as detailed in approved drawing numbers BG11-02 Rev H & BG11-05 shall be implemented in accordance with the approved details and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and London Plan 2021.

- 7 No part of the footway and/or carriageway of the A10, Bruce Grove must be blocked during the construction of the forecourt upgrades. Temporary obstructions during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A10, Bruce Grove.

All vehicles associated with the construction of the forecourt upgrades must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.

No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time.

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety.

- 8 The proposed vehicular gates shall not be closed between 07:00 hours and 19:00 hours.

Reason: For ease of operation, safety reasons and to prevent vehicles blocking the highway while waiting for the gates to be opened.

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.