



Officer Report

Application Number:	HGY/2023/1037
Application Type:	Full planning permission
Address:	Cedar Place, 14 Bruce Grove, Tottenham, London, N17 6YT
Proposal:	Forecourt upgrades including resurfacing, new bin store and boundary treatment alterations.
Case Officer:	Sarah Madondo
Valid Date:	17/04/2023
Applicant:	Camilla Gersh
Agent:	Ms Jemima Webb

RECOMMENDATION

Approve with Conditions

Proposed development

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

Site and Surroundings

The subject site is the Grade II listed 14, Bruce Grove N17 is located within the THRHC/Bruce Grove Conservation Area. It is also located within close proximity to the Grade II listed 15A, Bruce Grove. The late 18th century houses are large semidetached villas, with later extensions. The three storey central elements represent the historic core. No. 13 and 14 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 ground 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 brick boundary wall now demarcates the boundary of 13 and 14 Bruce Grove, and much of the divisions between forecourts have been modernised to fencing, which are modern but visually permeable, retaining views across the forecourts. The property has been subject to a late 20th century refurbishment, securing a lighter (but heavily eroded) gravel forecourt surface and a small section of garden. These works are more sympathetic than earlier tarmacking on adjacent properties but now show signs of deterioration leading to a perception of informality.

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. 14 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.

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 14 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 only concern that was raised by the conservation officer was the introduction of a physical structure within the existing open forecourt to the front of the listed building, however it is considered this would only have a minor adverse visual impact on the setting of the heritage. The conservation officer goes on to state that 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 conditions are imposed.

Overall it is considered that proposed works therefore will have a minor adverse visual impact on the setting of the heritage asset and 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

The tree officer was consulted and does not have any objection, however advised that conditions should be attached relating to the protection of existing shrubs prior and during works. The tree officer has also advised that ornamental tree/s in the forecourt should be planted as such a condition would be imposed.

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.

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 The approved bin storage enclosure as detailed in approved drawing number BG14-02 H & BG14-05 shall be 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 Policies SI 7 and SI 8 of the London Plan 2021.

- 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 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.

- 7 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.