



Officer Report

Application Number:	HGY/2023/1963
Application Type:	Listed building consent (Alt/Ext)
Address:	Bruce Castle Park, Haringey Museum & Archive Service, Lordship Lane, Tottenham, London, N17 8NU
Proposal:	Proposal to take down and reconstruct broken piers on the east and west entrance gates in Bruce Castle Park.
Case Officer:	Zara Seelig
Valid Date:	20/07/2023
Applicant:	Mr James Barnett
Agent:	Mr Gary Butler

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions:

Conditions:

- 1) Time limit
- 2) In accordance with approved plans
- 3) Supply post completion records/details
- 4) Heritage professional retained

Informatives:

- 1) Land ownership
- 2) Hours of construction

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for Listed Building Consent to take down and reconstruct broken piers on the east and west entrance gates in Bruce Castle Park.

Site and Surroundings

The application site is a large parkland, which encloses the Bruce Castle Museum, and is provided with a mixture of a Grade I listed brickwork wall to the south and west elevations.

The public as an open space in Tottenham currently uses the Bruce Castle Park. The main building is currently used as a museum and archive for Haringey. The brickwork boundary wall is located directly adjacent to the main building and adjacent to Church Lane.

The main building was originally built in the 16th Century and extended in both the Georgian and Victoria era. A single storey building has been constructed to the west elevation, which was built in the 1970s. A small falconry tower is also located to the south of the main building.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer: commented as follows:

The proposed reconstruction of the curtilage listed broken piers on the east and west entrance gates in Bruce Castle Park is much needed and urgent and has been expertly designed in detail on the basis of both a thorough understanding of the heritage significance of both the listed structures and their conservation area setting, as well as on the basis of a comprehensive survey of the conditions of these listed structures that have been recently and accidentally and severely damaged by vehicles entering the park. The repair works are supported by sound methodology, specification and heritage impact assessment that convincingly demonstrates the proposed enhancing works will not result in harm to the heritage assets involved. Additionally, the works will be supervised by a specialist conservation architect and will be carried out by suitably experienced contractors.

On these bases the application is fully supported from the heritage conservation stance.

photographic records and material specification of material samples of replacement brick and pointing mortar together with a full record of the various phases of repair works should be submitted to the planning authority upon completion of the repair works, as part of consent conditions.

External:

1) Greater London Archaeological Advisory Service:

Thank you for your consultation received on 2023-08-09. The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter. NPPF section 16 and the London Plan (2021 Policy HC1) make the conservation of archaeological interest a material planning consideration. Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary. This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

2) Historic England:

You are hereby authorised to determine the application for listed building consent referred to above as you think fit.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site. The number of representations received from neighbours, local groups, etc in response to publicity of the application were as follows:

No responses received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Impact on the Heritage assets.

Impact on the Heritage Assets

The subject contains Grade I listed buildings and Grade II listed walls and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of the 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 for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 'Planning & the Historic Environment'.

The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF states that 'proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

The proposed works include minimal repair, rebuild and reinstatement works to the damaged piers and gates. Such works are positive interventions that will reinforce the established character of the site.

The Conservation officer commented "The proposed reconstruction of the curtilage listed broken piers on the east and west entrance gates in Bruce Castle Park is much needed and urgent and has been expertly designed in detail on the basis of both a thorough understanding of the heritage significance of both the listed structures and their conservation area setting, as well as on the basis of a comprehensive survey of the conditions of these listed structures that have been recently and accidentally and severely damaged by vehicles entering the park. The repair works are supported by sound methodology, specification and heritage impact assessment that convincingly demonstrates the proposed enhancing works will not result in harm to the heritage assets involved. Additionally, the works will be supervised by a specialist conservation architect and will be carried out by suitably experienced contractors.

On these bases the application is fully supported from the heritage conservation stance.

Photographic records and material specification of material samples of replacement brick and pointing mortar together with a full record of the various phases of repair works should be

submitted to the planning authority upon completion of the repair works, as part of consent conditions.”

Conclusion

Subject to the approved conditions discharge, the listed building consent is considered to preserve those elements of the setting that make a positive contribution to and better reveal the significance of the asset.

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions:

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 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 conclusion of the repair works the following details should be submitted to the Local Planning Authority for its written approval:
 - material specification and photographic records of replacement brickwork and pointing mortar
 - photographic records of the work stages to repair the damaged piersThe works shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the listed building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.
- 4 All works shall be supervised by a conservation professional and repair works should be carried out by specialist contractors so to match or complement the original materials, colours, texture, and profile as per approved plans.

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017

Informatives:

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.