



Officer Report

Application Number:	HGY/2023/2060
Application Type:	Listed building consent (Alt/Ext)
Address:	Bruce Castle Park, Haringey Museum & Archive Service, Lordship Lane, Tottenham, London, N17 8NU
Proposal:	Initial enabling and investigation works to include careful lifting of existing floorboards and localised opening up of partitions to enable survey of findings to inform the future reservicing works at Bruce Castle Museum.
Case Officer:	Zara Seelig
Valid Date:	28/07/2023
Applicant:	Mr Chris Hill
Agent:	Mr David Cattell

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for Listed Building Consent for initial enabling and investigation works to include careful lifting of existing floorboards and localised opening up of partitions to enable survey of findings to inform the future reservicing works at Bruce Castle Museum.

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 investigation works to establish the build-up and conditions of the structure of and historic fabric of Bruce Castle to inform the future reservicing works at Bruce Castle Museum are urgently necessary to enable an informed refurbishment and upgrading design for the east wing of the Museum as part of a grant funded project. These investigation works have been sensitively designed by a specialist conservation team to address to a sufficient extent the conditions of the listed building as well as to minimize any impact on its historic fabric, and to allow its ongoing museum and archives services to continue operating while the investigations progress. The submitted information is comprehensive and includes plan drawings, methodologies and specification aimed at achieving the necessary level of understanding of the listed building to prepare a precise and detailed repair and refurbishment works proposal. The application is very welcome and fully supported from the conservation stance and the following information should be submitted to the planning authority for approval as part of the suggested consent conditions as follows:

a) Prior to the conclusion of the investigation works the following details should be submitted to the Local Planning Authority for its written approval:

- photographic records of the investigation work
- written assessment of structural and fabric conditions including related recommendations for repair or replacement works as needed

Reason: 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.

b) All works shall be supervised by a conservation professional and investigation works should be carried out by specialist contractors.

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.

External:

1) Greater London Archaeological Advisory Service:

Thank you for your consultation received on 2023-08-08. 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. Works are to late nineteenth century partitions or are the reversible lifting of floorboards. I recommend that any historical material and finds exposed by the opening up are reported to museum staff. 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

No representations received from neighbours, local groups, etc in response to publicity of the application.

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 Conservation officer commented "The proposed investigation works to establish the build-up and conditions of the structure of and historic fabric of Bruce Castle to inform the future reservicing works at Bruce Castle Museum are urgently necessary to enable an informed refurbishment and upgrading design for the east wing of the Museum as part of a grant funded project. These investigation works have been sensitively designed by a specialist conservation team to address to a sufficient extent the conditions of the listed building as well as to minimize any impact on its historic fabric, and to allow its ongoing museum and archives services to continue operating while the investigations progress. The submitted information is comprehensive and includes plan drawings, methodologies and specification aimed at achieving the necessary level of understanding of the listed building to prepare a precise and detailed repair and refurbishment works proposal.

The application is very welcome and fully supported from the conservation stance and the following information should be submitted to the planning authority for approval as part of the suggested consent conditions as follows:

- a) Prior to the conclusion of the investigation works the following details should be submitted to the Local Planning Authority for its written approval:
 - photographic records of the investigation work

- written assessment of structural and fabric conditions including related recommendations for repair or replacement works as needed

Reason: 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.

b) All works shall be supervised by a conservation professional and investigation works should be carried out by specialist contractors.

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"

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 All works shall be supervised by a conservation professional and investigation works should be carried out by specialist contractors.

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.
- 4 Prior to the conclusion of the investigation works the following details should be submitted to the Local Planning Authority for its written approval:

- photographic records of the investigation work
- written assessment of structural and fabric conditions including related recommendations for repair or replacement works as needed

Reason: 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.

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.