



Officer Report

Application Number:

HGY/2023/1506

Application Type:

Approval of details reserved by a condition

Address:

Public Convenience, Bruce Grove, Tottenham,
London, N17 6UR

Proposal:

Part approval of details pursuant to Condition 5 (Cleaning trials of existing louvered timber turret) of Listed Building Consent ref: HGY/2020/0003 for the refurbishment and extension of the Grade II listed Public Conveniences. Works to include conversion of building into commercial unit, repairs and renovation to existing ground floor pavilion and basement, resurfacing to external areas, partial demolition of rear wall and porch to existing ground floor pavilion. Demolition existing extension and replacement ground floor single storey extension, enclosure of basement as internal space with glazed curtain wall.

Case Officer:

Emily Whittredge

Valid Date:

08/06/2023

Applicant:

Mr Sukh Lall

Agent:

Ms Emma Twine

RECOMMENDATION

Approve

1. APPLICATION DETAILS

The application seeks to discharge the remaining details pursuant to Condition 5 of Listed Building consent ref: HGY/2020/0003 relating to the results of cleaning trials of the louvred timber turret, as part of a wider scheme of repairs and restoration. Part of Condition 5 was previously discharged under application ref. HGY/2022/0867.

2. APPROVED DEVELOPMENT

Refurbishment and extension of the Grade II listed Public Conveniences. Works to include conversion of building into commercial unit, repairs and renovation to existing ground floor pavilion and basement, resurfacing to external areas, partial demolition of rear wall and porch to existing ground floor pavilion. Demolition existing extension and replacement ground floor single storey extension, enclosure of basement as internal space with glazed curtain wall.

3. CONSULTATION RESPONSE

Response received from LBH Conservation Officer:

There is no objection to the submitted information related to proposed repairs to the existing louvred timber turret. The application is supported from the heritage conservation stance.

4. ANALYSIS/ASSESSMENT

Condition 5 reads:

Following approval of condition 4, the results of the following trial repair works shall be reviewed on site by a Local Planning Authority Conservation Officer, and approved in writing by the Local Planning Authority, prior to proceeding with the continuation and completion of the repair works:

- Cleaning trials of glazed brickwork to basement interiors and exteriors*
- Cleaning trials of original tiles to the basement steps*
- Cleaning trials of salt glazed bricks -*
- Cleaning trial of existing louvred timber turret*

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 and in accordance with Haringey Local Plan 2017 and NPPF 2019.

Pursuant to the part of Condition 5 relating to the building's levered timber turret, the applicant has submitted details of the cleaning trials in relation to the louvred timber turret. The council's conservation officer has reviewed the details and supports them from a heritage stance; as such, the application is recommended for approval.

The part of this condition relating to the glazed brickwork to basement interiors and exteriors, the original tiles to the basement steps and the salt glazed bricks has already been discharged under application reference number HGY/2022/0867.

5. RECOMMENDATION

GRANT PART-DISCHARGE OF CONDITION

Informatives:

INFORMATIVE: Condition 5.

The part of this condition relating to the glazed brickwork to basement interiors and exteriors, the original tiles to the basement steps and the salt glazed bricks has already been discharged under application reference number HGY/2022/0867.