

Officer Report

Application Number:	HGY/2026/0575
Application Type:	Listed building consent (Alt/Ext)
Address:	Bruce Castle Park, Haringey Museum & Archive Service, Lordship Lane, Tottenham, London, N17 8NU
Proposal:	Listed Building Consent for undertaking of initial enabling and opening up works on site at Bruce Castle Museum, to obtain useful information regarding the existing floor structure in the Victorian Wing to assist in the design development for the Phase 2 Urgent Condition Works project.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	02/03/2026
Applicant:	6 Hayley Keyte
Agent:	Mrs Heather Boxhall

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This Listed Building Consent application seeks approval for the undertaking of initial enabling and opening up works on site at Bruce Castle Museum, to obtain useful information regarding the existing floor structure in the Victorian Wing to assist in the design development for the Phase 2 Urgent Condition Works project.

Proposals are summarised below:

- **Lifting of Floorboards:** A full survey of the areas for investigation was undertaken on site to establish where boards could easily be lifted without causing damage. These locations are identified on the opening drawings as the base scope of works. Once lifted, the floor voids would be initially inspected by an approved Asbestos Surveyor before being surveyed by the Design Team to record findings of the construction and void.

Floorboards will be refixed into the original location on completion of the investigations on site.

- **Opening Up Ceilings:** To determine the construction of existing First and Second Floor levels, localised 450 x 450mm openings are to be formed in the ceiling beneath as identified on the opening up drawings.

The areas of removed fabric will be temporarily made good using Tyvek sheeting to protect the area below from and falling dust/debris from the exposed voids.

- **Window Sampling Holes:** 3 no. window sampling holes are to be formed around the outside of the building footprint to obtain information about the geology and permeability of the ground for surface water drainage. The sample holes are approximately 150mm diameter and 5m deep. Holes formed in the ground are to be backfilled and capped.
- **Trial Hole:** A hand dug trial hole is to be formed adjacent to the Victorian Wing (north-east corner) where there cracking is evident to the masonry. The hole is to determine the depth of the existing foundations and will be backfilled on completion of the investigations.

Site and Surroundings

The Site comprises of Bruce Castle; a Grade I listed building that was included on the statutory list of buildings of special architectural or historic interest on 22 July 1949. Bruce Castle Park is designated as Metropolitan Open Land, and as a nature conservation area of borough ecological importance (Grade II). Along with the neighbouring Tottenham Cemetery, it has significant nature value. All Hallow's Churchyard, Bruce Castle Park and Edmanson's Court are included in the London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest. The entire site lies within a designated Area of Archaeological Importance. Locally listed structures within the park include the Entrance Gates and Overthrow to Lordship Lane, the cast iron Lamp Standard outside Bruce Castle and the Entrance Gates to Bruce Castle Park opposite the Church in Church Lane.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

- HGY/2024/0430 GTD 07/06/2024 Repair and rebuild the West Boundary Wall and install new gates on south elevation wall.
- HGY/2023/3261 GTD 28/02/2024 Reservicing and internal improvement works for Bruce Castle Museum.
- HGY/2023/2060 GTD 22/09/2023 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.
- HGY/2023/1963 GTD 19/09/2023 Proposal to take down and reconstruct broken piers on the east and west entrance gates in Bruce Castle Park.
- HGY/2023/0966 GTD 30/05/2023 Listed building consent for plaster repairs to secondary rooms at ground and second floor level.
- HGY/2021/1457 GTD 07/07/2021 Alterations and repairs to the roof and external elevations of the Tudor Round Tower at Bruce Castle.
- HGY/2021/1464 GTD 07/07/2021 Listed building consent for Alterations and repairs to the roof and external elevations of the Tudor Round Tower at Bruce Castle.
- HGY/2019/2040 LBC GTD 03/09/2019 Proposed drainage gully works at Bruce 's Castle.

- HGY/2019/1688 LBC GTD 16/07/2019 Listed building consent for drainage works (partially retrospective).
- HGY/2018/2580 GTD 28/09/2018 Careful dismantling and rebuilding of western section of a listed boundary wall and including other minor alterations.
- HGY/2018/2573 LBC GTD 28/09/2018 Careful dismantling and rebuilding of western section of a listed boundary wall and including other minor alterations.

There is no enforcement planning history in relation to the site.

2. Consultation response

The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation Officer: No objection – fully supportive of the application.

External:

- 2) Historic England: No comments.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 48 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

4 MATERIAL PLANNING CONSIDERATIONS

1. The impact of the proposed development on the character and appearance of the Listed building

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 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 of Local Plan policy SP12 ‘Conservation’ and adopted policy DM9 ‘Alterations to Listed Buildings’ apply in this case, as well as the guidance contained in

SPG2. Policy DM9 states that it is required that alterations and extensions to listed buildings to:

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
- relates sensitively to the original building; and
- not adversely affect the setting of a listed building

Importantly, this scheme has been closely informed by extensive discussion with Local Planning Authority Conservation Officer. The Council's Conservation Officer has commented on this application and is satisfied that all aspects of the proposal are necessary and that the overall effect of the proposal is not detrimental to the architectural or historic integrity or detailing of the building and its surroundings. These works are soundly justified, have been carefully designed and will cause no harm to the significance of the listed buildings as thoroughly documented in the comprehensive and well-articulated consent application that is fully supported.

The application includes a sufficient level of information about the heritage significance of the historic fabric and areas of the listed building that will be affected by the proposed works, about the proposed works and related justification.

These works will lead to a clearly and convincingly justified, appropriately minimised low level of less than substantial harm to the surveyed ceilings in the Lecture Hall and Archive A, whereas works to floors and windows sampling plus external trial pits by the Victorian Wing will cause no heritage harm.

The overall aim, therefore, is to protect and enhance the surviving historic fabric by providing sympathetic solutions to the ongoing works.

5 Conclusion

The proposal is considered acceptable and the proposed works detailed in this application have been carefully formulated to upgrade the grade II listed structure and provide appropriately detailed solutions for the ongoing investigation work, without significantly affecting the surrounding historic fabric.

The proposal seeks for the undertaking of initial enabling and opening up works on site, to obtain useful information regarding the existing floor structure in the Victorian Wing to assist in the design development for the Phase 2 Urgent Condition Works project. This approach has been designed sensitively without affecting the fabric of the listed building. The proposal would not harm the special architectural and historic interest of the listed building and would preserve the heritage assets.

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

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq. m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

GRANT CONSENT

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 consented shall be carried out in complete accordance with the approved plans and drawings listed below.

Approved drawings list:

25001-SFK-BC-ZZ-DR-C-5002 P3,
7549 – 100 Rev. A,
7549 - 102 Rev. A,
7549 -103 Rev. A,
7549 -160 Rev. A,
7549 – 161 Rev. A.

Documents list:

7549 Bruce Castle Investigation Works Scope and Specification-Jan 2026 V2,
7549 Bruce Castle Heritage Statement – Feb 2026 V1,
7549 Bruce Castle Opening Up and Investigation Works (Design and Access Statement) Feb 2026 V1.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 All hereby approved works to be supervised by an appropriately qualified professional specialising in conservation work.

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