

Flat 8, 14 Bruce Grove is part of a pair of houses which are grade II listed. The building is formed of three storeys and a basement, in London stock brick. The building forms a group with Nos. 5-16, built by 1798. This was one of the earliest and by far the most prestigious of the residential developments that spread outwards from the High Road from the late 18th-century onwards. The buildings are also considered to positively contribute to the significance of the Bruce Grove Conservation Area.

The proposals are principally internal alterations, with 2 flues, one each to the front and rear elevation. However, the provided heritage statement is insufficient, it includes that the internal partitions are not historic nor load bearing, but the other parts of the proposal are not discussed. It does not discuss the significance of the listed building, the areas of the building which would be affected by the proposed works, or the impact the proposals would have, contrary to local plan policy DM9(b).

The heritage statement should include information on what is proposed to be removed/lost as part of the proposed works including information on whether or not it contributes to the buildings' significance i.e. how old it is whether it relates to a specific design etc. This includes the timber panelling which is mentioned in the statement but not whether or not it contributes to the building's significance and the existing built-in cupboards, to the sides of the existing fireplaces/chimneys. It is noted that the heritage statement misquotes the Conservation Area Appraisal and Management Plan.

There is no information on the timber panelling, its age or if it contributes to the significance of the listed building. The statement says that this type of panelling was present in the bedroom, and similar panelling is found in other parts of 14 Bruce Grove. In the living room there appears to be a couple of different variations of the panelling seen on site. If the panelling is original or historic, then its loss would be considered to cause harm to the significance of the listed building by removing its features of interest. This needs to be clarified.

Similarly, there is no information on the built-in cupboards on the sides of the fireplaces which are proposed to be removed, nor any specific information over the extent of removal proposed. The cupboards are attached to the existing fireplaces and the plans ambiguously state that the chimney breasts (not fireplaces) would remain unaltered. The existing fireplaces, the one in the living room in particular, should be retained. This aspect of the works needs to be clarified.

The partitions around the kitchen, bedroom, and bathroom which are proposed to be demolished and altered are modern interventions, as are the doors within these walls. The demolition of the existing partitions and rearrangement of the internal layout to the bathroom as shown in the proposed plans would have a neutral impact on the significance of the listed building.

The replacement of the kitchen (aside for the concerns over the panelling discussed above) and the bathroom equipment should have a neutral impact on the significance of the listed building, assuming the same service routes through the floor would be re-used which can be ensured through condition.

There is little information on the proposed refurbishment. The refinishing of the ceilings is acceptable in principle, the current ceiling finishes are modern, evidence by the artex decoration. Care should be taken for the proposed floor finishes, the existing floorboards appear to be historic, potentially original which is not discussed in the heritage statement, but this could be controlled through condition.

The Conservation Area Appraisal and Management Plan makes it clear that external services, such as flues, should not be located on street facing elevations where possible, and at 3.4.15 says: "*Ventilation equipment and flues should always be located at the rear of the building.*" The proposed ventilation extract on the front elevation is not acceptable as there are other locations it could be sited, either through the roof void to the rear elevation, or could be sited on the more discreet side return, where the current boiler flue is located.

As the proposals stand there is insufficient information to assess the proposed plans. There is not enough information on the parts of the building which would be removed or demolished as part of the proposals, their age or if it contributes to the significance of the listed building, nor is there enough information on the nature of the works to the cupboards and the fireplaces to fully assess what the impact of the proposed works would be and whether or not they would be harmful. As there is insufficient information available, in line with policy DM9 and paragraph 194 of the NPPF Conservation cannot support this application as currently submitted.