

Officer Report

Application Number:

HGY/2023/1508

Application Type:

Listed building consent (Alt/Ext)

Address:

Flat 8, Cedar Place, 14 Bruce Grove, Tottenham, London, N17 6YT

Proposal:

Listed Building Consent for the internal alterations including stud partition wall removals between the kitchen and living spaces to create an open plan living/kitchen/dining room, replacement of the bedroom fire door to a different position, removal of cupboards in bedroom and living area, and kitchen extract to external side wall with low profile flue to be similar in colour as existing brickwork. (AMENDED DESCRIPTION)

Case Officer:

Daniel Boama

Valid Date:

08/06/202

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Applicant:

Louise Britto

Agent:

Chris Watkins

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT CONSENT

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This proposal seeks listed building consent on works to knock down two interior plaster boards inside the flat to make space for an open kitchen living area, replacement of the bedroom fire door to a different position, removal of cupboards in bedroom and living area, and kitchen extract to external side wall with low profile flue to be similar in colour as existing brickwork. The works consists of the following:

Living/Dining/Kitchen room

- Removal of existing partition wall to kitchen to create Living/Dining/Kitchen room.

Revisions made during the course of the application

- Panelling retained.
- Installation of kitchen units away from panelling to ensure panelling shall remain undisturbed.
- Removal of cupboard adjacent to fireplace without altering the chimney breast and fireplaces.
- Kitchen extract to external side wall with low profile flue to be similar in colour as existing brickwork.

Bedroom and Bathroom

- Infilling of existing bedroom door opening and create a new fire rated door opening.
- Removal cupboard.

Revision made during the course of the application

- Retention the existing wall between the bedroom and the bathroom that touches the rear wall

Site and Surroundings

The application is a Grade II listed property, comprises one self-contained flat on the top floor in three-storey terrace residential property at Cedar Place on the west side of Bruce Grove. It is located on the corner of Bruce Grove and The Avenue. Both buildings have been divided into flats housing 6 per building spread over all floors.

The site is located within the THRHC/Bruce Grove Conservation Area, and the building is a Grade II listed building.

Flat 8, 14 Bruce Grove is part of a pair 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.

Consultation response

The following responses were received:

Internal:

LBH Conservation Officer: Support the proposal subject to conditions.

Previous comments are addressed in the material planning considerations section

External:

Historic England: No comments

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 55 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

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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. DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account.

In addition to parts A-C of policy DM9 with regard to the Listed and Locally Listed Buildings, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they do not lead to substantial harm or total loss of their significance; retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner; do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and, extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.

Paragraph 3.3.10 of the Bruce Grove Conservation Area Appraisal and Management Plan (BGCAAMP) states that Interior features of interest may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be retained and fully protected from damage during the course of any works to the interior of a listed building. Proposals for the internal refurbishment of listed buildings should be supported by drawings which clearly identify all interior features of interest, and confirm their retention. It is important that original plan forms and room proportions are maintained during any conversion.

Conservation comments 23rd August 2023

The Council's Conservation Officer made the first comments on 23rd August 2023. In summary, they stated that the submitted Design Access and Heritage Statement lacked information on what is proposed to be removed and whether or not the proposed removals contribute to the buildings significance. To specify, the contribution of the timber panelling was not address. The cupboards next to the fireplace were not addressed considering that they are attached to the fireplaces. Whether the panelling is original or historic is not classified. More information is required for the proposed refurbishment, which includes refinishing the ceilings, proposed floor finishes, and existing floorboards appearing historic. The flue on the front elevation does not align policy 3.4.15 of the BGCAAMP, and should relocated at the rear of the building on in the side return.

First Revisions 22nd September 2023

In response, revised drawings and Design Access & Heritage Statement were received on 22nd September 2023. The revised drawings show the replacement of the low profile flue extraction from the front elevation to the side elevation adjacent to the existing boiler flue that is proposed to be replaced with a combi boiler extraction on the side return.

The revised Design Access & Heritage Statement mentions the external appearance and detailing. It stated tat the removal of the internal non-original, non-load bearing walls would not impact on the character of the building because do not contribute to the building's significance. The chimney breasts, fireplaces window and structural walls would be retained. The statement mentions that there are variations of timber panelling details that suggest the that they are non-original, and so the removal of kitchen wall would not impact on the character of the building.

Conservation comments 27th September 2023

The Conservation Officer made comments on the revisions on 27th September 2023. They stated that the flue on the side return elevation is acceptable, but that boxing in of the bathroom extract within bedroom is not an acceptable solution when there is a void above a modern ceiling, so the extract needs to be routed through the ceiling void. They also stated that the boxing in of the bathroom extract is not included in the original drawings, but this is a mistake because they are present in the drawings. They state that it is unclear how the cupboards would be removed without any alterations to the fireplaces because they have common elements, however, their removal can be conditioned now that the principle of retaining the existing fireplace has been clarified.

The Conservation Officer's main concern was that the second paragraph about the removal of the panelling under the 'Proposed Use and Scale' sub-heading has not been addressed properly, stating that what is mentioned is flawed, unclear, and not based on a conservation approach. They stated that because there has been some panelling made to 'match' the previous panelling would appear to imply that some of it is historic. Because panelling had been removed previously in a different room, at an unspecified point (potentially before the building was listed) does not mean that the existing panelling does not contribute towards the building's significance. Therefore, they recommended that a heritage professional assesses the existing internal feature property to inform the extent of the proposed works.

On 31st October 2023, the Conservation Officer commented further stating that they would impose conditions on the proposal if the plans were amended. Following the comments, the agent provided a second set of revised plans and design & access statement on 6th November 2023, which showed that the wall between the bedroom and the bathroom that touches the rear wall would be retained, so there is no need for a ventilation route. The revised plans also show that the panelling in the living/dining/kitchen room will be retained, and that the kitchen units would be built away from the panelling to ensure that the panelling would remain undisturbed.

On 7th November 2023, the Conservation Officer, stating their support for the amendments, and therefore, it is considered that the revised alterations are entirely in accordance with the period, style and detailing of the original building and would not impact on the architectural or the historic interest, but rather restore the integrity of the building.

Conclusions

The impact of the works on the appearance and setting of the Listed Building would not be affected. Proposal is considered to preserve its special historic and architectural significance. As such the proposal accords with London Plan 2021 policy HC1 and Local Plan policies SP12 and DM9.

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.

RECOMMENDATION

GRANT CONSENT

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 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 The demolition of the cupboards shall be carried out by hand [or by tools held in the hand other than power-driven tools] and the existing chimney pieces shall remain undisturbed in their existing position and shall be fully protected during the course of works on site.

Reason: In order 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 All existing panelling shall remain undisturbed in their existing position and shall be fully protected during the course of works on site, unless otherwise specifically authorised on the drawings hereby approved or approved under conditions attached to this consent.

Reason: In order 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.

All new external and internal works and finishes and works of making good shall match the existing original

- 5 work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings **2269LB_LBC_RevB** hereby approved or as required by any condition(s) attached to this consent to the written satisfaction of the Local Planning Authority.

Reason: In order 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.

- 6 All new services, including heating, plumbing, ventilation, electrical and data installations shall not involve chasing new service routes, nor involve notching, cutting or otherwise altering timber framing unless otherwise specifically authorised on the hereby approved or approved under conditions attached to this consent.

Reason: In order 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: 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.