



Officer Report

Application Number:	HGY/2023/3037
Application Type:	Approval of details reserved by a condition
Address:	9 Bruce Grove, Tottenham, London, N17 6RA
Proposal:	Approval of details pursuant to condition 4 (no excavations are permitted with the installation of a new bin area), 5 (installation of new pier gates within the RPAs are carried out by hand) and 6 (all tree planting, hedging to be confirmed in writing to the Local Planning Authority and an Arboricultural method statement supplied for any works within the RPAs) attached to planning permission HG/2022/2675
Case Officer:	Sarah Madondo
Valid Date:	10/11/2023
Applicant:	Camilla Gersh
Agent:	Jemima Webb

RECOMMENDATION

Approve

Proposed Development

Approval of details pursuant to conditions 4 (no excavations are permitted with the installation of a new bin area), 5 (installation of new pier gates within the RPAs are carried out by hand) and 6 (all tree planting, hedging to be confirmed in writing to the Local Planning Authority and an Arboricultural method statement supplied for any works within the RPAs) attached to planning permission HG/2022/2675

Site & Surroundings

The application site is located on the south-western side of Bruce Grove and consists of a 2/3 storey Georgian building fronting onto Bruce Grove. The main building fronting Bruce Grove forms part of a pair of symmetrical Grade II Georgian buildings. Bruce Grove comprises Tottenham's greatest concentration of listed Georgian townhouses. Bruce Grove was developed along the line of one of the avenues of Bruce Castle Park following the sale of parts of the estate in 1789. The plot structures of the properties fronting Bruce Grove are typical of the 18th century and comprise generous forecourts fronting the avenue and extremely long and narrow rear gardens stretching back from the rear of the terraces. The historic pattern of plots and gardens (the 'urban grain') is still legible along Bruce Grove, despite the fact that some plots have been combined or shortened.

The building in question is a substantial three storey buildings with a later two-storey side addition built in yellow London stock brick. The main adjoining section has three windows at upper floor level with parapets, moulded stucco cornices and shallow hipped slate roofs. The main entrance

has been blocked up; however, the entrance to the north-west block retains a patterned radial fanlight, which may have been moved from the original door to its present location.

The application site adjoins No 9 Bruce Grove along the north-western boundary. This site contains a three storey (plus basement) Georgian building (also listed/ Grade 2) with a later side addition providing an arched access to the rear of the site with two floors above. To the rear of the original townhouse at No 9 is a modern two-storey office block with 16 car parking spaces beyond this. This property contains a number of different office uses/ employers. Adjoining No 9 on the other side is another listed Georgian town house (No 10) with a contemporary youth centre building to the rear, abutting the side boundary of No 9. This part of Bruce Grove is within the Tottenham High Road Historic Corridor Regeneration Area

APPROVED DEVELOPMENT

HGY/2022/2675 - Forecourt upgrades including resurfacing and boundary treatment alterations

ANALYSIS/ASSESSMENT

Condition 4

No excavation are permitted with the installation of a new bin area.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

condition 5

The installation of new pier gates within the RPAs are carried out by hand.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

Condition 6

All tree planting, hedging to be confirmed in writing to the Local Planning Authority and a arboricultural method statement supplied for any works within the RPAs

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 4,5 & 6, the applicant submitted tree protection drawing TPP/5010/Y/200 and Arboricultural method Statement which has been reviewed by the Tree Officer and advises that details submitted are sufficient for the purposes of discharging this condition. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 4,5 & 6. The recommendation is therefore one of approval to discharge these conditions as sought by this planning application