



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/3018</b>                                                                                                                                                                                                                                                              |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                                                                                                                                                                |
| <b>Address:</b>            | 11 Bruce Grove, Tottenham, London, N17 6RA                                                                                                                                                                                                                                        |
| <b>Proposal:</b>           | Approval of details pursuant to conditions 3 (typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging) and 5 (landscaping scheme) attached to planning permission HGY/2023/1279 |
| <b>Case Officer:</b>       | Sarah Madondo                                                                                                                                                                                                                                                                     |
| <b>Valid Date:</b>         | 09/11/2023                                                                                                                                                                                                                                                                        |
| <b>Applicant:</b>          | Camilla Gersh                                                                                                                                                                                                                                                                     |
| <b>Agent:</b>              | Jemima Webb                                                                                                                                                                                                                                                                       |

## **RECOMMENDATION**

**Approve**

### **Proposed Development**

Approval of details pursuant to conditions 3 (typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging) and 5 (landscaping scheme) attached to planning permission HGY/2023/1279

### **Site & Surroundings**

The subject site is a 19th. Century Grade 2 listed terrace building is one of a symmetrical pair with no. 12. The group of listed buildings are typical of the restrained classical Georgian architecture that emerged in the late 18th and early 19th centuries. They possess individual architectural interest and have value as a group. The late 18th Century houses are large semi-detached villas, with later extensions. The three storey central elements represent the historic core. No. 11-12 have been altered, but much early fabric remains externally including the austere buff brick classical façade of the pair, with diminishing sets of sash windows across all floors, string course above first floor and strong cornice to the parapet roof. The gauged brick arches to the ground floor windows are an important unifying feature, shared with other villas on the frontage.

The front garden has long been given over to hard standings for car parking. A modern brick boundary wall, showing two different phases that appear incoherent, now demarcates the curtilage onto Bruce Grove with a metal railing enclosing the return adjacent to no. 10. The current forecourt is a large open space within the immediate setting of the listed building, there are no remaining features of historic significance or that add architectural interest. Indeed, unlike no. 12, the forecourt is entirely covered in an unsympathetic tarmac that detracts from any historic understanding. Bins are left out loose in an informal manner. The site is in Bruce Grove Conservation.

## **APPROVED DEVELOPMENT**

HGY/2022/2679 - Forecourt upgrades including resurfacing, new bin store and boundary treatment alterations.

## **ANALYSIS/ASSESSMENT**

### *Condition 3*

*Prior to the commencement of the relevant works, a typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging shall be submitted to and approved by Local Planning Authority.*

*Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.*

### *Condition 5*

*Within 3 months of the commencement of work on the approved development, full details of the landscaping scheme shown on the approved plan including the planting of at least one new tree within the property's forecourt, including the timescale for planting shall be submitted to and approved in writing by the Local Planning Authority. Any planting which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.*

*Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.*

Pursuant to condition 3 & 5 the applicant submitted tree protection drawing SK(220329)01 and Report from ACS Consulting 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 3 & 5. The recommendation is therefore one of approval to discharge these conditions as sought by this planning application