

The London Borough of Haringey
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

9 February 2024

Our Ref: 6271

Dear Sir/Madam,

Tottenham High Street Heritage Action Zone: 10 Bruce Grove, Tottenham, London, N17 6RA – Application to Discharge Condition 3a, 3b, 3d, 3e, 3f, 3g, 3h, 3i, 3j; Condition 5; and Condition 7 (ref: HGY/2023/0912 and HGY/2023/0981).

On behalf of the London Borough of Haringey, we hereby submit an application to discharge Condition 3a 3b, 3d, 3e, 3f, 3g, 3h, 3i, 3j; Condition 5 and Condition 7 of Full Planning and LBC Permission (ref: HGY/2023/0912 and HGY/2023/0981).

This project is part of a wider scheme within the Tottenham High Street Heritage Action Zone Programme (HSHAZ), administered by Historic England, that seeks to improve the character of the Bruce Grove Conservation Area and restore its historic integrity. The full description of development is as follows:

External alterations to 10 Bruce Grove and forecourt, refurbishment of Bruce Grove Youth Space, proposed hard and soft landscaping, erection of bike workshop and associated works.

These applications (ref: HGY/2023/0912 and HGY/2023/0981) were approved by Haringey Council on 18 August 2023. As the conditions were all replicated within the Full Planning and LBC approvals, the discharge of conditions application relates to the LBC only to avoid repetition.

The conditions addressed within this submission include:

Condition 3

Prior to the commencement of the relevant part of the development hereby approved, details, samples or method statements for the following:

- a. Method statement, specification, trial cleaning and trial repairs of stone capitals to entrance door;*
- b. Trial samples of façade cleaning;*

Managing Director
Helen Cuthbert

Associate Director
Niall Hanrahan

Directors
Stuart Slatter | Dan Templeton

- d. Specification and samples of proposed light fittings;*
- e. Detailed design and specification of new gate to side door;*
- f. Method statement and specification of repairs and replacement to front door's fan lights and sidelight frames;*
- g. Method statement and specification of repairs to soffit above front door Method statement 9 Stucco band at first floor in disrepair;*
- h. Method statement and specification of repairs to stucco band to façade and coping stone to roof and lower ground external wall;*
- i. Method statement and specification of repairs to low walls enclosing entrance steps;*
- j. Specification and samples of replacement brass letterbox.*

Condition 5

A five-year aftercare programme shall be submitted in writing and approved by the Local Planning Authority.

Condition 7

No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 16 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

The following documents are enclosed pursuant to Condition 3a:

- Application form;
- Location plan;
- DOFF Method Statement for Stone Cleaning;
- DOFF Integra Leaflet.

The following documents are enclosed pursuant to Condition 3b:

- Application form;
- Location plan;
- DOFF Method Statement for Stone Cleaning;
- DOFF Integra Leaflet.

The following documents are enclosed pursuant to Condition 3d:

- Application form;
- Location plan;
- ASD Lighting Specification.

The following documents are enclosed pursuant to Condition 3e:

- Application form;
- Location plan;
- No. 10 Bruce Grove Proposed Front Elevation 1 of 2 (ref: ADP-00-ZZ-DR-A-1221 D2 P7);
- No. 10 Bruce Grove Proposed Front Elevation 2 of 2 (ref: ADP-00-ZZ-DR-A-1223 D2 T3);

The following documents are enclosed pursuant to Condition 3f:

- Application form;
- Location plan;
- Condition Fabric Repairs Elevation (ref: ADP-00-ZZ-DR-A-1220 D2 T7);
- Method Statement for Repairs (ref: HGY 2023 0912).

The following documents are enclosed pursuant to Condition 3g:

- Application form;
- Location plan;
- DOFF Method Statement for Stone Cleaning;
- DOFF Integra Leaflet;
- TORC Method Statement for Stone Cleaning;
- TORC Leaflet.

The following documents are enclosed pursuant to Condition 3h:

- Application form;
- Location plan;
- DOFF Method Statement for Stone Cleaning;
- DOFF Integra Leaflet;
- TORC Method Statement for Stone Cleaning;
- TORC Leaflet.

The following documents are enclosed pursuant to Condition 3i:

- Application form;
- Location plan;
- DOFF Method Statement for Stone Cleaning;
- DOFF Integra Leaflet;

- TORC Method Statement for Stone Cleaning;
- TORC Leaflet.

The following documents are enclosed pursuant to Condition 3j:

- Application form;
- Location plan;
- Heritage Brass: Brass Letterplate Specification.

The following documents are enclosed pursuant to Condition 5:

- Application form;
- Location plan;
- Landscape Management Plan (ref: 001550-ADP-ZZ-ZZ-RP-L-1901)

The following documents are enclosed pursuant to Condition 7:

- Application form;
- Location plan;
- Proposed Site Plan (ref: ADP-00-00-DR-L-1902-S0 P5)
- Sheffield Cycle Parking Specification.

Summary

The proposed submission to discharge these conditions is proportionate to the modest repair and refurbishment works approved to the listed building and the planning works approved across the wider site. There are items in the very detailed condition 3, which can only be ascertained once a contractor is on site, as they are quite considerably beyond the level of detail typically available at the planning stage. We would welcome guidance from the planning and conservation officers on how to best discharge this condition expediently.

Furthermore, with regards to condition 7, the approved landscaping layout shows the number of Sheffield stands we have included in the proposals. The submission also provides detail of what the stands will look like. To be clear, during the application process, additional space in the rear garden was identified that could support additional cycle parking. The design team took the decision to include 8 no. short stay cycle spaces adjacent to the bike workshop shed, to ensure the development was as sustainable as possible. The proposals did not seek a change of use and did not propose any additional floorspace, therefore there is no policy requirement for us to provide any cycle parking. This is a heritage led proposal, part funded by Historic England, to conserve the heritage significance of the Georgian Villas on Bruce Grove and their contribution to the conservation area. While some cycle parking facilities can align with this aim, additional sheltered cycle parking within the grounds does not, therefore sheltered cycle parking is not proposed within this discharge of condition application.

I trust all other details provided are self-explanatory and that the detail is sufficient to validate in a timely manner. I would welcome confirmation of validation at the earliest opportunity.

Yours sincerely,

Jemima Webb

Heritage Advisor

Heritage Potential

London