

Officer Report

Application Number:	HGY/2023/3261
Application Type:	Listed building consent (Alt/Ext)
Address:	Bruce Castle Park, Haringey Museum & Archive Service, Lordship Lane, Tottenham, London, N17 8NU
Proposal:	Reservicing and internal improvement works for Bruce Castle Museum.
Case Officer:	Zara Seelig
Valid Date:	06/12/2023
Applicant:	3
Agent:	Mr Chris Hill Mr David Cattell

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for Listed Building Consent for initial enabling and investigation works to include careful lifting of existing floorboards and localised opening up of partitions to enable survey of findings to inform the future reservicing works at Bruce Castle Museum.

Site and Surroundings

The application site is a large parkland, which encloses the Bruce Castle Museum, and is provided with a mixture of a Grade I listed brickwork wall to the south and west elevations.

The public as an open space in Tottenham currently uses the Bruce Castle Park. The main building is currently used as a museum and archive for Haringey. The brickwork boundary wall is located directly adjacent to the main building and adjacent to Church Lane. The main building was originally built in the 16th Century and extended in both the Georgian and Victoria era. A single storey building has been constructed to the west elevation, which was built in the 1970s. A small falconry tower is also located to the south of the main building.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer: commented as follows:

There is no objection to the proposed works for the reservicing, and internal improvements at Bruce Castle Museum.

These works have been discussed in detail on-site at pre-application stage and stem from a sound assessment of the fabric and structural conditions of the building based on comprehensive investigations. The information submitted is clear and comprehensive and the proposed works have been carefully designed to minimise impact on the historic fabric and structure of the listed building; this conservation-led, heritage-sensitive approach to the design of the proposed works fully addresses fundamental health and safety, fire safety and exhibition design issues while only the most intrusive yet necessary works, such as structural strengthening and fire resistance upgrades, will have a modest impact on the fabric of the listed building that leads to a low level of less than substantial harm to its heritage significance.

The application is fully supported from the conservation perspective and the following information should be submitted for approval from the planning authority in consultation with Historic England:

- a) Programme of works
- b) Notification of commencement and completion of each stage of works as per Sequencing of Works included in D&A Statement
- c) Method statement for installing of propping structures throughout.
- d) Method statement for proposed demolitions to first floor
- e) Trial samples and material specification for ceiling repairs, replacement, and introduction of new down stand beams, to be assessed onsite by officers.
- f) Samples and material specification of cornices, dado railing and skirtings repairs, to be assessed onsite by officers.
- g) Samples of replacement doors, to be assessed onsite by officers.
- h) Samples of fire resistance upgrades to existing doors, to be assessed on site by officers.
- i) Samples of fire stopping works, to be assessed onsite by officers.
- j) Photographic records referenced in key plans, room-by-room and floor by floor respectively illustrating the proposed temporary works, proposed repair and strengthening works throughout.

External:

1) Greater London Archaeological Advisory Service:

Recommend No Archaeological Requirement

Thank you for your consultation received on 2023-12-10.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

NPPF section 16 and the London Plan (2021 Policy HC1) make the conservation of archaeological interest a material planning consideration.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: [76764] Bruce Castle and All Hallows Church.

The works are fairly minor and to above-ground fabric.

No further assessment or conditions are therefore necessary.

This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

2) Historic England:

Thank you for your letter of 14 February 2024 regarding the above application for listed building consent made by your authority.

Historic England welcomes these proposals, which seek to address structural issues with parts of the building and bring the affected rooms back into a good state of repair, making them usable again by museum staff and the public.

Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

You are hereby authorised to determine the application for listed building consent referred to above as you think fit.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site. The number of representations received from neighbours, local groups, etc in response to publicity of the application were as follows:

No responses received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Impact on the Heritage assets.

Impact on the Heritage Assets

The subject contains Grade I listed buildings and Grade II listed walls and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of the 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 for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 'Planning & the Historic Environment'.

The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF

states that 'proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

The Conservation officer commented "There is no objection to the proposed works for the reservicing, and internal improvements at Bruce Castle Museum.

These works have been discussed in detail on-site at pre-application stage and stem from a sound assessment of the fabric and structural conditions of the building based on comprehensive investigations. The information submitted is clear and comprehensive and the proposed works have been carefully designed to minimise impact on the historic fabric and structure of the listed building; this conservation-led, heritage-sensitive approach to the design of the proposed works fully addresses fundamental health and safety, fire safety and exhibition design issues while only the most intrusive yet necessary works, such as structural strengthening and fire resistance upgrades, will have a modest impact on the fabric of the listed building that leads to a low level of less than substantial harm to its heritage significance.

The application is fully supported from the conservation perspective and the following information should be submitted for approval from the planning authority in consultation with Historic England:

- a) Programme of works
- b) Notification of commencement and completion of each stage of works as per Sequencing of Works included in D&A Statement
- c) Method statement for installing of propping structures throughout.
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- e) Trial samples and material specification for ceiling repairs, replacement, and introduction of new down stand beams, to be assessed onsite by officers.
- f) Samples and material specification of cornices, dado railing and skirtings repairs, to be assessed onsite by officers.
- g) Samples of replacement doors, to be assessed onsite by officers.
- h) Samples of fire resistance upgrades to existing doors, to be assessed on site by officers.
- i) Samples of fire stopping works, to be assessed onsite by officers.
- j) Photographic records referenced in key plans, room-by-room and floor by floor respectively illustrating the proposed temporary works, proposed repair and strengthening works throughout."

Conclusion

Subject to the approved conditions discharge, the listed building consent is considered to preserve those elements of the setting that make a positive contribution to and better reveal the significance of the asset.

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions:

1. The works to which this Listed Building Consent relate must be begun five years from the date of this decision notice.

Reason: This condition is imposed by virtue of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Prior to the commencement of works the following information shall be submitted to the Local Planning Authority for approval:

- a) detailed programme of works
- b) method statement for installing of propping structures throughout.
- c) method statement for proposed demolitions to first floor

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

3. The Local Planning Authority shall be notified in writing in advance of the commencement of each stage of work and of any variation to the consented works and programme. Should any unforeseen discoveries or new information about the condition of the building require deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority shall be notified.

Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works in consultation with Historic England.

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

4. Prior to implementing the proposed repairs, alterations and replacement works to the interiors of the Listed Building, the following details shall be assessed on site by the Council's Conservation Officer(s) and the relevant Officer(s) at Historic England for approval from the Local Planning Authority.

- a) Trial samples and material specification for ceiling repairs and replacement
- b) Samples and material specification of replacement cornices, dado railing and skirtings repairs
- c) Samples of replacement doors
- d) Samples of fire resistance upgrades to existing doors
- e) Samples of fire stopping works

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

5. Works related to the construction of new down stand beams shall be assessed on site, before their completion, by the Council's Conservation Officer(s) and the relevant Officer(s) at Historic England for approval from the Local Planning Authority.

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

6. Prior to the completion of all works photo records of temporary works, repair works, and structural strengthening works shall be submitted to the Local Planning Authority for its written approval:

Once agreed the works shall be completed in accordance with the approved details and retained as such thereafter.

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.

Conditions:

- 1 The works to which this Listed Building Consent relate must be begun five years from the date of this decision notice.

Reason: This condition is imposed by virtue of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Prior to the commencement of works the following information shall be submitted to the Local Planning Authority for approval:
 - a) detailed programme of works
 - b) method statement for installing of propping structures throughout.
 - c) method statement for proposed demolitions to first floor

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

- 3 The Local Planning Authority shall be notified in writing in advance of the commencement of each stage of work and of any variation to the consented works and programme. Should any unforeseen discoveries or new information about the condition of the building require deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority shall be notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works in consultation with Historic England.

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

- 4 Prior to implementing the proposed repairs, alterations and replacement works to the interiors of the Listed Building, the following details shall be assessed on site by the Council's Conservation Officer(s) and the relevant Officer(s) at Historic England for approval from the Local Planning Authority.

- a) Trial samples and material specification for ceiling repairs and replacement
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- c) Samples of replacement doors
- d) Samples of fire resistance upgrades to existing doors
- e) Samples of fire stopping works

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

- 5 Works related to the construction of new down stand beams shall be assessed on site, before their completion, by the Council's Conservation Officer(s) and the relevant Officer(s) at Historic England for approval from the Local Planning Authority.

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

- 6 Prior to the completion of all works photo records of temporary works, repair works, and structural strengthening works shall be submitted to the Local Planning Authority for its written approval:

Once agreed the works shall be completed in accordance with the approved details and retained as such thereafter.

Reason: To safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Local Plan 2017 and Policy DM9 of the Development Management Development Plan Document 2017.

Informatives:

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