

Officer Report

Application Number:	HGY/2023/3014
Application Type:	Approval of details reserved by a condition
Address:	11 Bruce Grove, Tottenham, London, N17 6RA
Proposal:	Approval of details pursuant to condition 3 (method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings) attached to listed building consent HGY/2023/1451
Case Officer:	Sarah Madondo
Valid Date:	09/11/2023
Applicant:	Camilla Gersh
Agent:	Jemima Webb

RECOMMENDATION

Approve

Proposed development

Approval of details pursuant to condition 3 (method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings) attached to listed building consent HGY/2023/1451

Site and 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.

ANALYSIS/ASSESSMENT

Condition 3 read:

Prior to the commencement of the relevant works, a method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings shall be submitted to and approved in writing by the 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.

Pursuant to condition 3 the applicant has submitted (Method statement, material specification/samples of proposed repairs and new building works and of new permeable surfacing and planter beds) which has been reviewed by the conservation officer who has advised that the submitted information in relation to the requirement of condition 3 is sufficient. 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 details of the materials in support of this application to discharge condition 3. The recommendation is therefore one of approval to discharge the condition as sought by this planning application