

Officer Report

Application Number:	HGY/2023/3020
Application Type:	Approval of details reserved by a condition
Address:	Cedar Place, 14 Bruce Grove, Tottenham, London, N17 6YT
Proposal:	Approval of details pursuant to conditions 3 (details of the new permeable hardstanding, including external finish materials and colour), 5 (method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings) and condition 6 (landscaping) attached to listed building consent HGY/2023/1206
Case Officer:	Sarah Madondo
Valid Date:	09/11/2023
Applicant:	3
Agent:	Camilla Gersh Jemima Webb

RECOMMENDATION

Approve

Proposed development

Approval of details pursuant to conditions 3 (details of the new permeable hardstanding, including external finish materials and colour), 5 (method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings) and condition 6 (landscaping) attached to listed building consent HGY/2023/1206

Site and Surroundings

The subject site is the Grade II listed 14, Bruce Grove N17 is located within the THRHC/Bruce Grove Conservation Area. It is also located within close proximity to the Grade II listed 15A, Bruce Grove. The late 18th century houses are large semi-detached villas, with later extensions. The three storey central elements represent the historic core. No. 13 and 14 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 ground 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 brick boundary wall now demarcates the boundary of 13 and 14 Bruce Grove, and much of the divisions between forecourts have been modernised to fencing, which are modern but visually permeable, retaining views across the forecourts. The property has been subject to a late 20th century refurbishment, securing a lighter (but heavily eroded) gravel forecourt surface and a

small section of garden. These works are more sympathetic than earlier tarmacking on adjacent properties but now show signs of deterioration leading to a perception of informality.

APPROVED DEVELOPMENT

HGY/2023/1206 - Listed Building Consent for forecourt upgrades including resurfacing, new bin store and boundary treatment alterations.

ANALYSIS/ASSESSMENT

Condition 3,5 & 6

Condition 3

Prior to the commencement of above ground construction, details of the new permeable hardstanding, including external finish materials and colour, will be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

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

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).

Condition 6

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 & 6, the applicant has submitted a method statement/specification/samples of proposed repairs and proposed plan/landscaping drawing which has been reviewed by the conservation officer & tree officer who have advised that the submitted information in relation to the requirement of condition 3,5 & 6 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 3,5 & 6. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.