



Officer Report

Application Number:	HGY/2023/3033
Application Type:	Approval of details reserved by a condition
Address:	8 Bruce Grove, Tottenham, London, N17 6RA
Proposal:	Approval of details pursuant to condition 3 (proposed materials and finishes to paving and boundary treatment) attached to listed building consent HGY/2022/2678
Case Officer:	Sarah Madondo
Valid Date:	10/11/2023
Applicant:	Camilla Gersh
Agent:	Jemima Webb

RECOMMENDATION

Approve

Proposed Development

Approval of details pursuant to condition 3 (proposed materials and finishes to paving and boundary treatment) attached to listed building consent HGY/2022/2678.

Site & Surroundings

The application site is located on the south-western side of Bruce Grove and consists of a 2/3 storey Georgian building fronting onto Bruce Grove. The main building fronting Bruce Grove forms part of a pair of symmetrical Grade II Georgian buildings. Bruce Grove comprises Tottenham's greatest concentration of listed Georgian townhouses. Bruce Grove was developed along the line of one of the avenues of Bruce Castle Park following the sale of parts of the estate in 1789. The plot structures of the properties fronting Bruce Grove are typical of the 18th century and comprise generous forecourts fronting the avenue and extremely long and narrow rear gardens stretching back from the rear of the terraces. The historic pattern of plots and gardens (the 'urban grain') is still legible along Bruce Grove, despite the fact that some plots have been combined or shortened.

This building along with the adjoining property, No 7, were originally very handsome houses but, unfortunately have suffered sustained and extensive alterations, extensions, and sub-divisions within. No. 7 has an English Heritage Blue Plaque on the forward projecting wing of its elevation inscribed 'Luke Howard 1772-1864'. The original boundary walls, gate piers and railings to the front of this property have been removed and the front garden area paved over for car parking. Notwithstanding these alterations the balanced proportions and diminishing fenestration rhythm to upper floors contribute to the historic and architectural distinction of the property.

APPROVED DEVELOPMENT

HGY/2022/2677 - Forecourt upgrades including resurfacing and boundary treatment alterations

ANALYSIS/ASSESSMENT

Condition 3 reads:

All proposed materials and finishes to paving and boundary treatment are to be approved by the Local Planning Authority either on site or through submission of on-site photos of the proposed materials.

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 material specifications of proposed paving and boundary treatments including brick samples which has been reviewed by the conservation 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. The recommendation is therefore one of approval to discharge these conditions as sought by this planning application.