

Application Number:	HGY/2024/0430
Application Type:	Listed building consent (Alt/Ext)
Address:	Bruce Castle Park, Haringey Museum & Archive Service, Lordship Lane, Tottenham, London, N17 8NU
Proposal:	Repair and rebuild the West Boundary Wall and install new gates on south elevation wall
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	20/02/2024
Applicant:	4 Mr James Barnett
Agent:	Mr Gary Butler

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT CONSENT

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This proposal seeks listed building consent to repair and rebuild the listed west boundary wall and install gates on the south elevation wall. The West Boundary Wall, which runs along Church Lane, is damaged and currently in a state of collapse. The wall had been propped to help combat the risk of falling but recently a part of it has collapsed due to ongoing poor weather conditions and the driving of foundation piles on an adjoining site.

The gates along the south elevation of the west boundary wall are a late 20th century addition and a replacement of a previous arrangement. The gates are poorly constructed and have reached the end of their useful life. The top of the gatepost is capped with a cement render which has failed and decayed and needs repairing.

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 II listed brickwork wall to the south and west elevations, and metal rail fence not covered by a listing to the north and east.

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.

The site is located within the THRHC/Bruce Grove Conservation Area, and the building/wall is a Grade II listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

- HGY/2019/2040 LBC GTD 03/09/2019 Proposed drainage gully works at Bruce 's Castle.
- HGY/2018/2580 GTD 28/09/2018 Careful dismantling and rebuilding of western section of a listed boundary wall and including other minor alterations.
- HGY/2018/2573 LBC GTD 28/09/2018 Careful dismantling and rebuilding of western section of a listed boundary wall and including other minor alterations.
- HGY/2019/1688 LBC GTD 16/07/2019 Listed building consent for drainage works (partially retrospective).

3. CONSULTATION RESPONSE

The following responses were received:

Internal:

1) LBH Conservation Officer: No objection and as such officer is satisfied with the proposed works.

External:

2) Historic England: No comments

4. LOCAL REPRESENTATIONS

The application has been publicised by way of 2 site notices displayed in the vicinity of the site and 101 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the Listed building.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

As noted above the subject property is a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of 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 of Local Plan policy SP12 'Conservation' and adopted policy DM9 'Alterations to Listed Buildings' apply in this case, as well as the guidance contained in SPG2. Policy DM9 states that it is required that alterations and extensions to listed buildings to:

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
- relates sensitively to the original building; and
- not adversely affect the setting of a listed building

Importantly, this scheme has been closely informed by extensive discussion with a Local Planning Authority Conservation Officer. The Council's Principle Conservation Area officer is satisfied that all aspects of the proposal are necessary and that the overall effect of the proposal is not detrimental to the architectural or historic integrity or detailing of the building. The proposed works do not involve intrusive or destructive measures and it is therefore deemed necessary to secure the site with repairs works to the wall and a new gate, that will not harm the significance of the listed building.

Alterations and works proposed are entirely in accordance with the period, style and detailing of the original wall and would not impact on the architectural or the historic interest, but rather restore the integrity of the wall.

6 Conclusions

A local planning authority in making decisions must have special regard to the desirability of preserving any features of special architectural or historic interest. Adopted policy states that the aim of protecting the characteristics, distinctiveness, and quality of heritage assets will be achieved by the council supporting measures that secure the sensitive restoration and reuse of heritage assets.

The submitted proposal involves repair and restoration works that will generally maintain the character of the walls to ensure that they meet the functional role as means of enclosure.

The impact of the works on the appearance and setting of the Listed Building would not be affected. Proposal is considered to preserve its special historic and architectural significance. As such the proposal accords with London Plan policy HC1 and Local Plan policies SP12 and DM9.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT CONSENT

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of any works, the schedule of works including the proposed bricks and mortar sample, shall be undertaken in strict accordance with the following approved details and documents: specification and schedule of works prepared by Butler Hegarty Architects.

Reason: To preserve the significance of the listed building, its setting and those around it; as well as safeguarding the character of the conservation area in accordance with policy DM9 of the adopted DPD and Policy HC1 of the London Plan 2021 and the NPPF.

Informatives:

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.

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.