

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1695

Ward: Bruce Grove

Date received: 07/10/2009

Last amended date: N / A

Drawing number of plans: 1176/P/01, 02 Rec A, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A; 11220/sheet 2 & 3, 1176P/07, 08, 0910, 11, 12, 13, 14, 15, 16, 17, 18.

Address: 8 Bruce Grove N17

Proposal: Refurbishment of existing listed building to retain the existing pub use on ground and basement levels, and the redesign of the non-self contained residential units at upper levels to provide 3 self-contained residential units. Demolition of rear later addition to listed building and redevelopment of the rear of the site to provide 4 x 4 bed houses and 2 x 2 maisonettes units (AMENDED DESCRIPTION)

Existing Use: Sui generis/ C3

Proposed Use: Sui generis/ C3

Applicant: Mr Peter Cunningham Peachwalk Properties Ltd

Ownership: Private

PLANNING DESIGNATIONS

Listed Buildings

Conservation area

Road Network: Classified Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND 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 with a large single storey (double height) rear extension, which occupies the full width of the site and which projects back approximately 27m. The application site is currently occupied by a building known as Tottenham Trader's Club.

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.

The building in question is a substantial three storey buildings with a later two-storey side addition built in yellow London stock brick. The main adjoining section has three windows at upper floor level with parapets, moulded stucco cornices and shallow hipped slate roofs. The main entrance has been blocked up; however, the entrance to the north-west block retains a patterned radial fanlight, which may have been moved from the original door to its present location.

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.

The application site adjoins No 9 Bruce Grove along the north-western boundary. This site contains a three storey (plus basement) Georgian building (also listed/ Grade 2) with a later side addition proving an arched access to the rear of the site with two floors above. To the rear of the original townhouse at No 9 is a modern two-storey office block with 16 car parking spaces beyond this. This property contains a number of different officer uses/ employers. Adjoining No 9 on the other side is another listed Georgian town house (No 10) with a contemporary youth centre building to the rear, abutting the side boundary of No 9

To the rear of the application site and to the back of No 7 is a large open grassed/ treed area measuring 0.4ha in size. This is known as "Bruce Grove Wood' and is a designated 'Ecological Valuable Site of Local Importance'. To the side of No 7 Bruce Grove is an access road, known as, Champa Close, which serves a relatively new development of terrace properties and flats.

This part of Bruce Grove is within the Tottenham High Road Historic Corridor Regeneration Area. The application site falls just outside of Tottenham High Road Town Centre (Secondary Retail Frontage).

PLANNING HISTORY

HGY/2008/1980 - Refurbishment of existing building to retain existing pub use on ground / basement levels, and conversion of upper levels into 5 self-contained residential units comprising 1 x three bed flat, 3 x two bed flats and 1 x studio apartment. Demolition of rear addition to listed building and erection of 3 storey apartment block comprising 5 x one bed and 7 x two bed apartments – Refused 31/12/2008

HGY/2008/1985 - Listed Building Consent for refurbishment of existing building to retain existing pub use on ground / basement levels, and conversion of upper levels into 5 self-contained residential units comprising 1 x three bed flat, 3 x two bed flats and 1 x studio apartment. Demolition of rear addition to listed building and erection of 3 storey apartment block comprising 5 x one bed and 7 x two bed apartments – Refused 31/12/2008

HGY/1989/0433 - Display of illuminated advertisement to listed building. – Withdrawn - 20-02-90

HGY/1989/0431 - Display of illuminated advertisement sign to listed building. (Listed Building Consent). – Withdrawn 26-02-90

OLD/1988/0157 - Display of 2x4 sheet poster panels illuminated forming an integral part of a bus shelter outside nos. 31-32 – Approved 18-11-88

OLD/1984/0150 - Change of use of part of 1st floor for use as a day-nursery for children. – Approved 18-12-84

OLD/1981/0158 - Listed building consent for blocking of windows + internal rearrangement of dance hall at rear. – Approved 21-09-81

OLD/1981/0156 - Change of use of first floor to a day nursery and a self-contained flat and conversion of second and third floors into two self-contained flats – Approved 26-10-81

OLD/1978/0109 - Erection of a single storey rear assembly hall (details pursuant to outline approval dated 22/3/77) – Approved 09-08-78

OLD/1966/0093 - Extension to provide toilet accommodation. – Approved 29-11-66

OLD/1950/0072 - Erection of new boundary wall. – Approved 29-08-50

DETAILS OF PROPOSAL

The proposal is for the refurbishment of the existing listed building, retaining the existing traders club use on ground floor and basement floors and the redesign of the non-self contained residential units at upper levels to provide 3 self-contained residential units. Demolition of rear later addition to listed building and redevelopment of the rear of the site to provide 4 x 4 bed houses and 2 x 2 maisonettes units.

The original staircase is to be retained and the upper floors are to be re-configured into self-contained apartments. An additional floor in the form of a contemporary light weight glazed addition over the existing two-storey building (north-west block) has been removed from the scheme.

It is proposed to demolish the existing rear extensions and provide access to the rear of the site via an undercroft. A lean-to conservatory is also proposed for the rear.

The rear later addition (c.1928) to the Listed Building is to be demolished and a new storey 'L shaped' terrace block, comprising 4 x 4 bed dwellings with private gardens create and 2 x 2 bed maisonettes, is to be provided.

CONSULTATION

Transportation Group
Building Control
Cleaning
Conservation Officer
English Heritage
Tottenham CAAC
1 to 7 Bruce Grove
105 119 Bruce Grove (105a, 105b, 106a, 106b, 108a, 108b, 119a, 119b)
Flats 1 to 6 11 Bruce Grove
Flats 1 to 6 12 Bruce Grove
Flats 1 to 12 Hamilton Place, 29 Wood Vale
24a, b & c Woodside Gardens

RESPONSES

Transportation - Since this proposal falls on TfL road network and TfL is the highway authority for these roads, this application has therefore been referred to them for comment today. This comment, once received, would be passed on to the Planning Officer in charge of this application.

Comment received from TfL on 18/10/08, in a letter dated 16/10/08 reads: "TfL do not believe that this development would have an adverse impact on the TfL's road network and therefore have no objection to this application. However, TfL recommends that no construction vehicles service the site during peak hours (0700-1000 and 1600-1900) and that red route restrictions are adhered to at all times. Furthermore, the footway of Bruce Grove must not be blocked during construction." In the light of TfL's comment above, we will ask that the following conditions are attached to this application, if approved:

- No construction vehicles shall service the site during peak hours (0700-1000 and 1600-1900) and red route restrictions must be adhered to at all times.
- The footway of Bruce Grove must not be blocked during construction.

Waste Management - This proposed development has a bin storage area shown on the drawing to be sited to the side of what looks to be an archway leading to the 5x 4

bed houses. Whilst the calculations for the sizes of refuse and recycling bins is correct, it would appear from the drawing that the distance from the bin store to the rear of an RCV on Bruce Grove would exceed the 10mtr maximum distance, if this is so the bins will need to be relocated nearer the property entrance.

The block of 5 houses would under normal circumstance be entitled to an organic waste collection and a garden waste collection, but this could not be provided under the current proposed provision of waste and recycling collection. To achieve this, the houses would have to have separate refuse bins and recycling boxes. I can see no provision for the collection of the commercial waste and recycling from the pub. Separate provision must be made for this to prevent cross contamination with the domestic waste and recycling.

Conservation & Design - No. 8 Bruce Grove is one half of a semi-detached pair of Grade II listed villas with No 7 adjoining. They are part of an important group of large Georgian villas, No. 1 – 16, which stand on the south western side of Bruce Grove, within Bruce Castle Conservation Area.

Typically these symmetrical Grade II listed villas are three-storey-plus-basement, constructed of London stock brick. Their facades include timber sash windows, with flat gauged brickwork arches over. At ground floor level their entrance doors, with original decorative fanlights over, are set within brick arches. They have full hipped slated roofs, a large central chimney stack on the apex of the party wall, with a brickwork front parapet with a moulded cornice.

Regrettably most of these handsome villas have been subjected to extensive alterations and extensions, and sub-divided / converted into flats or for office use. Most of the original front original gardens have been paved over for forecourts that are used for car parking, and most of the original rear gardens have been built with substantial extensions, some linked to the villas themselves.

No. 8 is the Tottenham Trades Hall / Working Club and features a large bar at ground floor level, with a large separate function hall approx. 9m x 26m extending into the rear garden. The basement is used for beer storage and as a boiler room. The upper floors of the villa have been used for residential purposes but are currently vacant.

Previous Alterations and Condition of the Building

No 8 has a side extension dating to 1924, which has a neo-Georgian façade to the street. When this side extension was constructed the main entrance door was moved and re-located as part of the new frontage. The side extension provides ancillary offices and store accommodation and its interior is essentially utilitarian and of limited architectural / historic interest.

The original ground floor interior of the villa has been extensively altered before 8 Bruce Grove was listed in 1974. These alterations included removing the internal structure and partitions, installing with full width beams supporting the structure of the floors above. The ground floor interior of the original villa now consists of a large

open plan bar with a continuous modern suspended ceiling concealing the structural beams to the floor over. Alterations also included extending the building to the rear.

The frontage garden has been long since been paved over with tarmac for car park use, and the original front boundary railings removed. The building has suffered from a serious lack of maintenance over many years and now is in a poor state of dilapidation.

Access to the Rear of Site

There are significant concerns regarding forming an opening in the elevation of the 1924 side extension of this listed building. However the side extension is not part of the original architectural plan form of the building, is subordinate to it in architectural composition, and subservient to it in function. How access to the rear of these villas has been provided in the past is illustrated in the 1865, the 1896, the 1915 and the 1935 O.S. Maps. These show access through via gaps between the villas themselves and their side extensions or via arches in the side extensions. I therefore consider that a valid case to provide the necessary access through the side extension to the large site at rear.

The Current Proposals

In conservation terms there are considerable economic and viability concerns with this Grade II listed building. Enabling development at the rear of the site will be necessary to secure its proper repair, restoration and long term future.

In the previous refused scheme, HGY/2008/1985, the opening through the frontage was larger and asymmetric. In this application it is not intended to be a 'coach entrance' for any traffic to drive through the building to a rear car park. It will permit pedestrian access only. This is smaller, lower, and visually relates better to the scale and character of the side extension. The opening is located in a symmetrical position in the elevation of the 1924 side extension with a window on either side. It will have a gated entrance in the structural opening, providing normal access for pedestrian and cycles, and will exclude all vehicular traffic. To secure the amenity value of the rear development and its landscaped area, cars, service access and emergency vehicles are restricted to the front forecourt only. Accordingly suitable provision for fire brigade dry riser location within the rear courtyard may need to be covered by an appropriate planning condition.

Proposed Alterations to the Listed Building ; Ground Floor

The reinstatement of the main entrance door and its decorative fanlight and surrounding framework to its original position on the front elevation is of particular importance. The reinstatement of basement windows and front light well is likewise welcome. These important elements of the proposals will be subject to detail design approval.

Within the Club at ground floor level it is acknowledged that its original interior has been 'lost' and been replaced by a modern open plan bar. Whilst there are no proposals to alter the Club Bar itself, there is a new conservatory extension proposed at rear of the Club. This conservatory structure will also need to be subject to detail design approval.

The route to the entrance to the flats at the upper levels in the listed building is too convoluted. Potentially this could come in from under the archway, and into a more generous entrance lobby. The detail design of this area warrants careful review to ensure that the main gate, the position of enclosing wall, entrance door, windows, cycle store, and refuse store, all function well to ensure an attractive entrance area.

Proposed Alterations to the Listed Building ; The Upper Floors

The plan form of the upper floors, the surviving structure, and all surviving architectural features are essential to retain in any conversion to residential. At first and second floor levels in the original building the hierarchy, form and proportions of the two principle rooms – the main front and rear rooms, with their central chimney breasts, must be retained. As this layout can only take one bedroom, I would suggest relocate the kitchen to the rear corner room, leave the internal bathroom as proposed, and route all plumbing, gas, water, services up via the rear

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport
Planning Policy Guidance 15: Planning and the Historic Environment
Planning Policy Statement 22: Renewable Energy

The London Plan - 2008

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Maximising the potential of sites
Policy 3A.4 Efficient use of stock
Policy 4B.5 Creating an inclusive environment
Policy 4A.3 Sustainable design and construction
Policy 4B.8 Respect local context and communities
Policy 6A.5 Planning obligations

Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy G2: Development and Urban Design
Policy AC3 Tottenham High Road Regeneration Corridor
Policy G3 Housing Supply

Policy UD2 Sustainable Design and Construction
Policy UD3 General Principles
Policy UD4 Quality Design
Policy UD7 Waste Storage
Policy UD8 Planning Obligations
Policy ENV6 Noise Pollution
Policy ENV13 Sustainable Waste Management
Policy HSG1 New Housing Development
Policy HSG9 Density Standards
Policy HSG10 Dwelling Mix
Policy M3 New Development Location and Accessibility
Policy M4 Pedestrian and Cyclists
Policy M10 Parking for Development
Policy OS6 Ecological Valuable Sites and their Corridors
Policy OS15 Open space deficiency and development
Policy OS17 Tree Protection, Tree Masses and Spines
Policy G10 Conservation
Policy CSV1 Development in Conservation Areas
Policy CSV2 Listed Buildings
Policy CSV4 Alterations and Extensions to Listed Buildings
Policy CLT3 Social Clubs

Supplementary Planning Guidance/ Documents

SPG1a Design Guidance and Design Statements
SPG2 Conservation & Archaeology
SPD Housing 2008
SPG8a Waste and Recycling
SPG8b Materials
SPG9 Sustainability Statement

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues with this application are considered to be (1) alterations and extensions to the Listed Building; (2) the design, built form and layout of the new building, (3) impact on the character and appearance of the Conservation Area, (4) transport and car parking/ cycle provision (5) impact on adjoining properties, (6) sustainability and environmental issues and (7) planning obligations.

This current application follows on from a previously refused scheme (2008) for the refurbishment of the existing building to retain existing club use on ground / basement levels, and the conversion of upper floors into 5 self-contained units and for the demolition of rear addition to listed building and erection of 3 storey apartment block to accommodate 12 self contained flats. This application was refused permission principally on the grounds that:

- The proposed alterations and extensions to the Grade II Listed Building would be detrimental to the appearance, historical character, architectural integrity and setting of the building and overall the proposal would neither preserve nor enhance the character and appearance of this part of the Conservation Area;
- The proposed new building to the rear of the site would by virtue of its position, form, excessive site coverage, design and appearance, have an unsatisfactory relationship with the Listed Building, to the detriment of its character and setting. In addition this proposed new block would constitute an overdevelopment of the site in terms of the density of the development and the inadequate amenity space provision;
- The proposed mix of residential units would not provide sufficient family-size units.

1 ALTERATIONS AND EXTENSIONS TO LISTED BUILDING

As noted above the subject property is a Grade II listed building and as such is a material consideration in determining this application. As set out in PPG15 Grade II listed buildings are of special interest and warrant every effort being made to preserve them.

The requirements of policies CSV2 and CSV4 apply in this case, as well as the guidance contained in SPG2. Policy CSV4 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;
- relate sensitively to the original building; and
- not adversely affect the setting of a listed building.

PPG15 (para. 3.13) acknowledges that “many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses...” but also notes that “nevertheless, listed buildings do vary greatly in the extent to which they can accommodate change without loss of special interest”. This guidance goes on to state that “it is important to balance the effect of any changes on the special interest of the listed building against the viability of any proposed use and of alternative, and possibly less damaging, uses”.

The proposal is to create an opening in the façade of the later two-storey addition which sits in between the original three storey town house and No 9. This is for the purpose of creating pedestrian access to the new residential units to be erected to the rear of the site.

In the previously refused application HGY/2008/1985, the opening through the frontage was larger and asymmetric. The dimensions and design of this previous arch was very similar to the arch of the adjoining property (No 9). The arch placed an undesirable emphasis on vehicular access. In particular the siting of the new arch close to the existing front entrance door, which has a pediment and a patterned radial

fanlight above and would have disrupted the symmetry and proportions of this façade.

The proposed opening in the current application is not intended to be a 'coach entrance' for traffic to drive through, but rather for pedestrian access only. The main entrance door and its decorative fanlight and surrounding framework will be reinstated back to its original position on the front elevation which is presently blocked up. In addition the basement windows and front lightwell will be reinstated.

The opening to gain access to the rear of the site is now smaller, lower, and visually relates better to the scale and character of the 1924 side extension. The opening is located in a symmetrical position in the elevation of the side extension with a window on either side. It will have a gated entrance in the structural opening, providing normal access for pedestrian and cycles, and will exclude all vehicular traffic. To secure the amenity value of the rear development and its landscaped area, cars, service access and emergency vehicles are restricted to the front forecourt only.

Along the rear elevation the listed building is to be refurbished with the rear elevation restored to its original fenestration pattern with a simple lean to glass conservatory added. The proposal is also for the insertion of two dormer windows on the rear elevation of the main roof form, however it has been requested that one dormer be inserted instead, which would be match up with the dormer in No 7 in terms of size and position.

2 DESIGN, BUILT FORM & LAYOUT

Siting and Design

The proposal will involve the erection of a L shaped terrace block to the back of the site to accommodate 4 terrace property and two maisonettes. This will be 17.5m away from the rear of the original building. The L shaped block, which has incorporated further amendments, will project back the entire depth of the site. The block will be positioned 6.5m away from the boundary with No 7 and 2.5m away from the boundary with No 9.

This new terrace block which will also contain accommodation within the roofspace. The block will be of a contemporary design however it will be faced in traditional materials (brickwork, timber windows, slated roofs, lead faced dormers re-constituted cills, some render).

In between the new block and the rear elevation of the Listed Building a communal garden will be created which will be used by patrons of the Traders Club, future residents from the flats within the listed building and future residents of the residential units to the rear of the site.

Overall the proposed new building to the rear of the site in terms of its position, form, design and appearance, will have a satisfactory relationship with the Listed Building.

Amenity Space

As set out in para. 8.8 of the Council's Housing DPD, new residential development including conversions where appropriate should provide external amenity space and this should be appropriate to the needs of the likely occupants. As noted above a communal amenity space (measuring approximately 115 sqm in size) will be provided for the future residents.

In addition private gardens will be provided for each of the four family size units; ranging in size from 41 to 47 sqm. These garden spaces fall below the normal standard required for family sized units (50 sqm), however on balance given the provision of large communal space on site this shortfall is not considered to be significant.

Internal Layout/ Access

All the room and unit sizes of the proposed development are consistent with the floorspace minima outlined in Figure 8.1 of the Housing SPD.

Dwelling Mix

The proposed mix of residential units is in accordance with the requirement of Policy HSG10 'Dwelling Mix' In comparison to the previous scheme the proposal now provides more family sized units, particularly in the form of houses with private rear gardens.

3 IMPACT ON THE CONSERVATION AREA

As outlined above the application property along with the adjoining property, No 7, were originally very handsome houses but, unfortunately have suffered sustained and extensive alterations and extensions. 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 and overall the property makes a positive contribution to this part of Bruce Grove Conservation Area.

As outlined above the opening to gain access to the rear of the site is now smaller, lower, and visually relates better to the scale and character of the side extension and in addition the contemporary light weight glazed addition has been removed.

The interventions now proposed to restore the integrity of the Georgian building are considered to be more sensitive will not disrupt the symmetry and proportions of building's facade. The development at the rear of the site is considered necessary to enable and to secure its proper repair, restoration and the long term future of the Listed Building.

The restoration/ interventions to restore the integrity of the Georgian building will preserve and enhance the Conservation Area. The proposed development is therefore considered to be in accordance with the requirement of policy UD4 'Quality Design' and CSV1 'Development in Conservation Areas'.

4 TRANSPORTATION AND CAR PARKING

The application site has a PTAL rating of 3 and is within walking distance of a number of bus routes along Bruce Grove and Tottenham High Road. Bruce Grove station is also within walking distance. Three car parking spaces (including 1 disabled space) will be provided to the front of the site. On balance given the constraints of the site the level of car parking provision is considered to be acceptable. Cycle storage for 9 cycles will be provided.

5 IMPACTS ON LOCAL RESIDENTIAL AMENITY

The scale, height, massing, alignment of the new building and its fenestration pattern has been designed sensitively to avoid adverse overlooking between the new residential units to the rear and the Listed Building. There will be an acceptable gap between the front elevation of the new block and the reinstatement rear façade.

There would be no habitable room windows on the upper floors of the north-western elevation of the new block. There is a sufficient distances between the south-eastern elevation of the new block and the nearby residential buildings in Champa Close to protect existing levels of privacy.

6 ENVIRONMENTAL ISSUES, SUSTAINABILITY & RENEWABLE ENERGY

Ecology

The application site is adjacent but not within the ecologically valuable site (Bruce Grove Wood) designated on the adopted UDP. Policy OS6 states that the Council will not permit development on or adjacent to such sites unless there will be no adverse affect on the nature conservation of the site; and unless the development outweighs the nature conservation value of the site. While the footprint of the new block to the rear of the site will project further into the site, areas of open space will be provided.

As such it would not adversely affect the nature conservation value of the adjoining site. The current application has addressed the excessive footprint and coverage proposed in the previous scheme.

Sustainability

In accordance with the requirement of SPG9 an Sustainability Checklist has been submitted with this application. As the building to the front of the site is a historic building it is understandable that the need for energy efficiency needs to be balanced with building conservation. The scheme will be sustainable by reason of:

- Being a brownfield development;
- Accessible by public transport;
- Insulation to the pitched roof of Listed Building;
- Maximising natural daylight and ventilation;
- Providing Energy efficiency appliances;
- Achieving High U values (above Building Regulations);
- Using high performance glass;
- Using low energy light fittings;
- Using energy efficient combi boilers;
- Water conservation;
- Using passive stack ventilation system.

7 PLANNING OBLIGATION/ SECTION 106 AGREEMENT

Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site. A Section 106 agreement is also used to secure the provision of affordable housing on site.

A 'Three Dragons Report' (prepared by Peachwalk Properties Ltd) was submitted with the previous application for this site. The report outlines the considerable and exceptional cost associated with this development and present poor market conditions. The report indicates that the cost relating to restoring the listed building and creating the opening to the right of the building would total £609,000.00. Given the results of the Three Dragons appraisal it is accepted that the provision of planning contributions would jeopardise the financial viability of the scheme. The number of units proposed on site has reduced from 17 in the previous application to 9 in the current scheme; therefore further affecting the viability of the current scheme.

SUMMARY AND CONCLUSION

The proposed development would involve a comprehensive redevelopment of this site involving alteration, minor extension and a refurbishment of the existing Grade II Listed Building. The existing trader's club use on the ground floor and basement floor will be retained; while the upper floors would be divided into 3 self contained residential units. The main alteration now proposed to the Listed Building will be the insertion of an opening in the façade of the 1924 side extension to provide pedestrian access to the rear of the site. This opening is smaller and lower than that previously proposed and visually relates better to the scale and character of the building. The opening will be symmetrical in position with windows on either side. The alterations now proposed are considered to be sensitive will not disrupt the symmetry and proportions of building's facade. The proposed development will preserve and enhance the character and appearance of this part of the Conservation Area.

The development at the rear of the site is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building. The

siting, design, form, detailing of the terrace block and associated landscaping are considered acceptable and will deliver good quality family size units. The aspect of the scheme has been designed sensitively in terms of its relationship with neighbouring properties and the adjoining ecologically valuable site. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/1695

Applicant's drawing No.(s) 1176/P/01, 02 Rec A, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A; 11220/sheet 2 & 3, 1176P/07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18.

Subject to the following conditions

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

4. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other

documentation hereby approved or required by any conditions attached to this consent.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

5. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The walls/gates/fencing/railings/enclosures shall be erected in accordance with the approved details following completion and occupation of the building hereby approved.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

SITE LAYOUT

6. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

7. Details of on-site lighting including within the site, shall be submitted to and approved in writing by the local planning authority prior to any work commencing on site. Such lighting as approved to be installed prior to occupation of the development, and permanently maintained thereafter.

Reason: In the interests of safety, amenity and convenience.

9. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers for the commercial and residential units, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area

CONSTRUCTION

8. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

9. The contractor on site shall ensure that all due care is taken to protect the historic fabric of the Listed Building from damage during the course of the works, including any materials, or elements of structure, that may be temporarily taken down and put to one side, and afterwards re-erected as part of the repair and reinstatement works.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

10. Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings / method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Local Planning Authority. The relevant work shall be carried out in accordance with such structural engineers' drawings / method statement thus approved.

Reason: To safeguard the historic fabric and the architectural character and appearance of this Listed Building

PERMITTED DEVELOPMENT

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

INFORMATIVE: Transport for London recommend that no construction vehicles service the site during peak hours (0700-1000 and 1600-1900) and that red route restrictions are adhered to at all times. Furthermore, the footway of Bruce Grove must not be blocked during construction.

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel.020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control of Advertisements) Regulations 2007.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

- I. This proposed development will enable and allow for the appropriate repair and restoration of this Grade II listed building, which in turn will allow for the building to be bought back into beneficial use. The proposed development will restore and enhance the appearance of the building and preserve and enhance the character and appearance of this part of the Conservation Area.
- II. The development at the rear of the site is considered necessary to enable and to secure the proper repair, restoration and long term future of the Listed Building. The siting, design, form, detailing of the terrace block and associated landscaping are now considered acceptable and will deliver good quality family size units. This aspect of the scheme has been designed sensitively in terms of its relationship with neighbouring properties and the adjoining ecologically valuable site.

b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following UD3 'General Principles', UD4 'Quality Design', G3 'Housing Supply', G10 'Conservation', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix', CSV1 'Development in Conservation Areas', CSV4 'Alteration and Extensions to Listed Buildings', CSV5 'Alteration and Extensions in Conservation Areas', OS15 'Open space deficiency and development', OS6 'Ecological Valuable Sites and their Corridors and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 Conservation & Archaeology and SPD Housing 2008.