

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/0563	Ward: Bruce Grove
Address: 7 Bruce Grove N17 6RA	
Proposal: Conversion of Grade II listed building to provide 9 residential units and erection of a new building to the rear to accommodate 4 self contained flats.	
Existing Use: Vacant	Proposed Use: Residential
Applicant: Mr David Moore Redwing Estates Ltd	
Ownership: Private	

DOCUMENTS
Design & Access Statement
Bruce Grove Condition Assessment
3 Dragons Assessment.
DSA Structural Survey
Conditions Assessment
Heritage Statement.

PLANS		
Plan Number	Revision	Plan Title
548-01		Site Plan
548-02	F	Site Layout
548-10	A	Plans, Elevations & Sections (New Build)
548-101	A	Proposed Lower Ground Floor Plan
548-102	B	Proposed Upper Ground Floor
548-103	B	Proposed first Floor Plan
548-104	A	Proposed Second Floor Plan
548-105	A	Proposed Third Floor Plan
548-106	A	Proposed front Elevation
548-107	A	Proposed Rear Elevation
548-108	A	Proposed Side Elevation
548-109	A	Proposed Section 1-1
548-110	B	Proposed Side Elevation & Section
548-112		Proposed Roof Plan
548-300		Site Survey
548-301		Existing Basement Plan
548-302		Existing Ground Floor Plan
548-303		Existing First Floor Plan
548-304		Existing Second Floor Plan
548-305		Existing Third Floor Plan
548-306		Existing Front Elevations
548-307		Existing Rear Elevation
548-308		Existing Side Elevation

548-309		Existing Side Section 1-1
548-3010		Existing Side Section 2-2
548-11		Vehicle Tracking

PLANNING DESIGNATIONS Road Network: C Road Conservation Area, Listed Building

RECOMMENDATION: GRANT PERMISSION subject to conditions and subject to S106 Agreement.

Case Officer Contact:

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SUMMARY OR REPORT: The application site is located on the south-western side of Bruce Grove and consists of a 2/3 storey Georgian building with basement floor, which fronts onto Bruce Grove and forms part of a half of a semi-detached pair of Grade II Listed villas. The building has been vacant for many years and is in a severely dilapidated condition, and as such is included on the English Heritage 'Building at Risk Register'. The building has suffered from very significant collapse, particularly the rear roof and its 1st and 2nd structural floors in addition to fire damage. The proposed development will involve a comprehensive redevelopment of this site, involving alteration and refurbishment of the Grade II Listed Building to provide 9 self contained flats, and a proposal to erect a new 2½ storey block to the rear of the site to provide 4 units.

The development at the rear of the site, in the form of a new building to accommodate flats, 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. This aspect of the scheme has also been designed sensitively in terms of its relationship with neighbouring properties. This part of the development will use a similar architectural palette and space separation as per the scheme recently built to the rear of No.8. Overall the proposal 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 listed building and preserve and enhance the character and appearance of this part of the Conservation Area.

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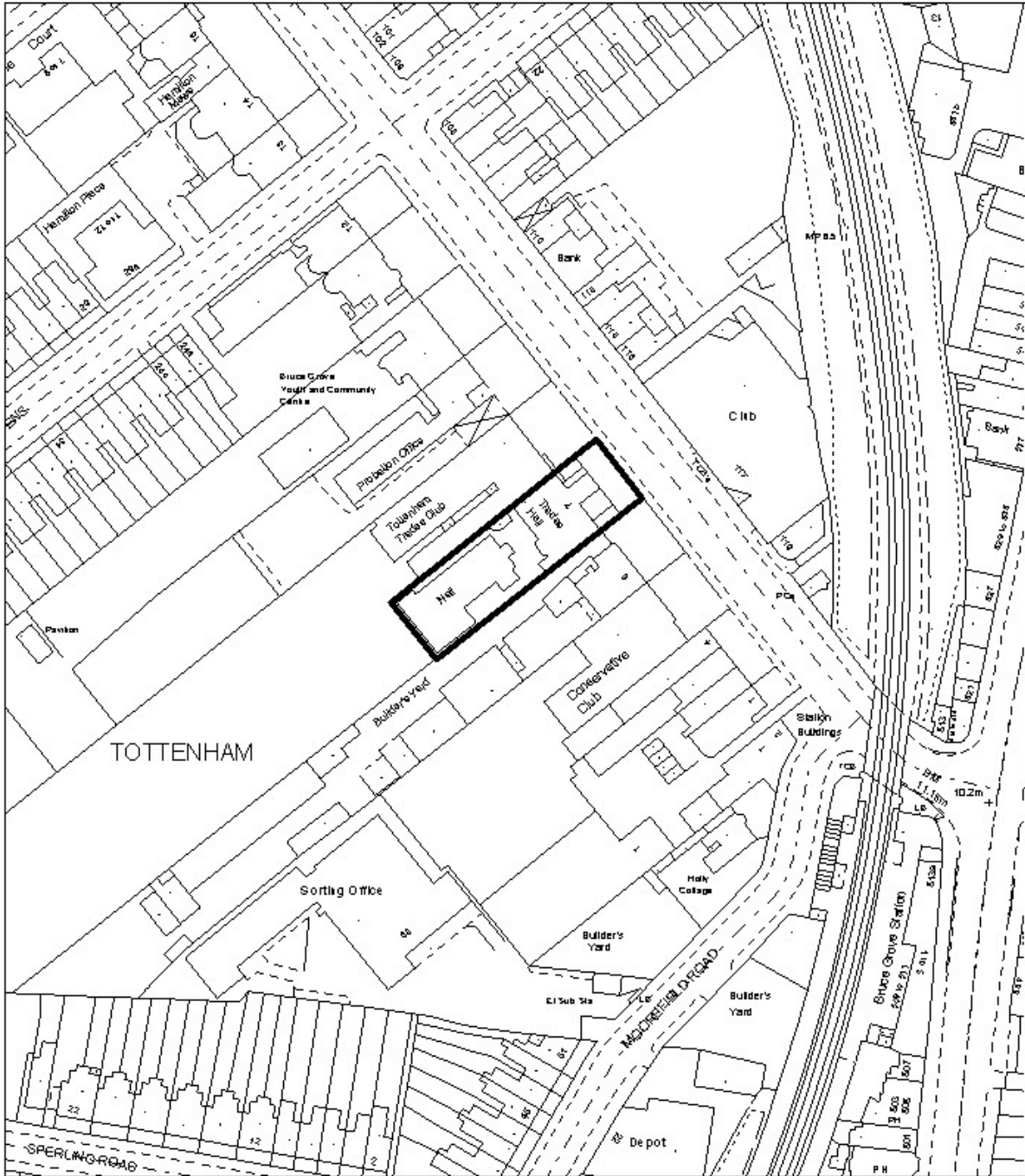
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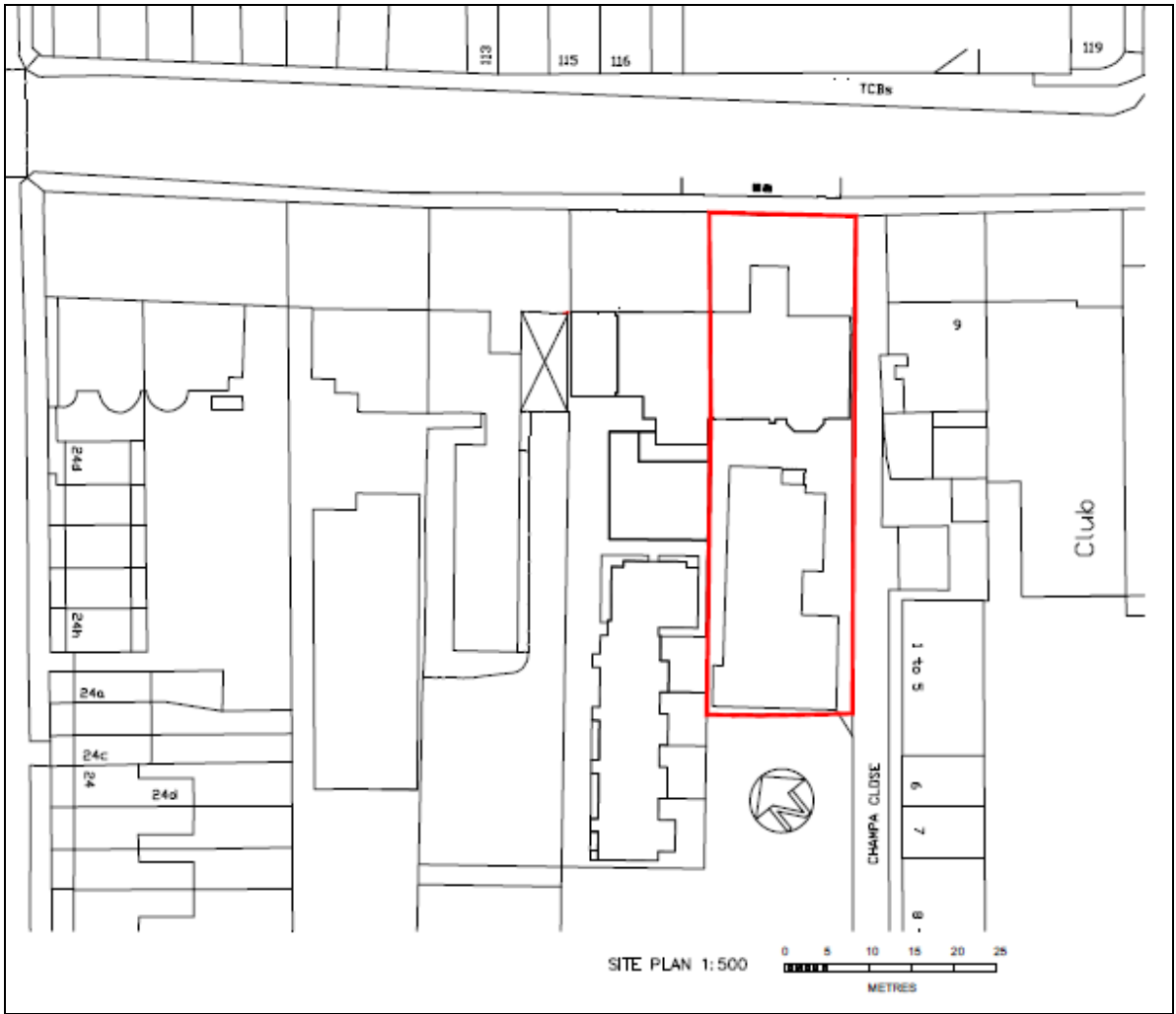
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1.0 SITE PLAN



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Site plan
7 Bruce Grove N17



Showing Existing Site Layout

2.0 PHOTOGRAPHS & IMAGES



No's 7 & 8 Bruce Grove



View west along Champa Close



Photograph of Front and Rear Elevation of No 7 (c. 1899)



Bruce Grove looking south west towards the railway bridge (1912)



Existing & Proposed Front Elevation



Existing & Proposed Rear Elevation



Visualisation of front Elevation to Listed Building

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located on the south-western side of Bruce Grove and consists of a 2/3 storey Georgian building with basement floor, which fronts onto Bruce Grove and forms part of a half of a semi-detached pair of Grade II Listed Georgian villas. At the rear of the original building is a large single storey building which occupies the full width of the site and extends to the back of the site some 20m and which contains a former night club use (“The Shady Grove”). The night club was accessible from the frontage via a pedestrian passageway which cut through the building at lower ground/ basement level. The rear hall was built between 1915 & 1935. The property is known to have been bought by Tottenham Trade Union and Labour club in 1919 and used as their offices. The building was subsequently substantially renovated and altered, including the addition of the front projecting wing. A commemorative tile block to the internal wall of the front extension identifies it as being undertaken in 1937, with the internal layout being substantially remodelled at that time.
- 3.2 The building has been vacant for many years and is in a severely dilapidated condition, and as such is included on the English Heritage Buildings at Risk Register. The building has suffered from very significant collapse, particularly the rear roof and its 1st and 2nd structural floors, in addition to fire damage.
- 3.2 No’s 7 & 8 form part of an important group of large Georgian villas, No. 1 – 16, which stand on the south western side of Bruce Grove and which falls within Bruce Castle Conservation Area. Bruce Grove comprises Tottenham’s greatest concentration of listed Georgian townhouses and 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.
- 3.3 The adjoining property, No 8, has recently been redeveloped, involving the refurbishment of the existing listed building to accommodate a trader’s club use at ground and basement level with 3 self-contained flats in the upper floors. At the back of this site the later rear addition to the listed building has been demolished and a new stand alone building erected to accommodate 4 x 4 bed houses and 2 x 2 maisonettes units.
- 3.4 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. The frontage of the site has been surrounded by hoarding for some time.
- 3.5 To the rear of the application site and to the back of No 8 is a large open grassed/ treed area measuring 0.4ha in size. This is known as “Bruce Grove Wood’ and is a designated an ‘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 recent 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).

4. PROPOSAL

4.1 The proposal is for the conversion of the Grade II listed building to provide 9 residential units and 4 new units to the rear of site.

4.2 The restored and reconfigured listed building will accommodate the following units; 1 No 3B 5P wheelchair accessible unit to the lower ground floor for disabled living, 1 No 2B 4P unit, 2 No 2B 3P units 5 No 1B 2P units accessed by a communal entrance and retained stair. Following the demolition of the single storey hall to the back of the site a new 2½ storey block will be erected to provide 2 No 3B 5P and 2 No 1B 2P units.

4.2 The proposal has come forward following discussions between Officers and the architects, who have overseen the restoration/ refurbishment of the adjoining building (No 8). The proposed works will involve a comprehensive redevelopment of the site and in more detail will involve the following:

- Repair the structural integrity of the Grade II listed building;
- Reinststate the original roof form of the listed building;
- Remove the 1937 front extension to restore the symmetry and architectural interest of the listed building;
- Re-build the main entrance, flight of entrance steps & railings, and repair the facing brickwork to front elevation;
- Adapt the C19 side extension to provide a new pedestrian route through the building to the residential development at the rear;
- Re-erect the English Heritage Blue Plaque dedication on the front elevation;
- Install traditional style railings to the front and side boundaries to Bruce Grove, to match those installed next door in No.8.
- Maintain the proportions of the principal front rooms at ground and first floor levels as part of the new layouts for 9 flats within the listed building;
- Repair the internal main staircase within the listed building;
- Re-erect the 1937 wall plaque dedication within the entrance lobby.
- Erect a stand alone building to the rear of the site to accommodate 4 residential units.

5.0 PLANNING HISTORY

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 26/10/1981

OLD/1988/0160 - Erection of single storey extension at rear for use as restaurant. – Approved 08/12/1988

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

HGY/1989/0402 - Erection of removable weldment fence 1.5 meters high adjoining the highway (listed building consent). – Refused 18/01/1990

HGY/1989/0484 - Erection of removable meldmesh fence 1.5M high adjoining the highway – Refused 18/01/1990

HGY/1999/1006 - Use of part of the property as a mini-cab office – Approved 17/08/1999

HGY/2005/1438 - Use of part of the property (caravan) as a mini - cab office for a temporary period.- Withdrawn 12/07/2006

6.0 RELEVANT PLANNING POLICY

6.1 National Planning Policy Framework

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

The NPPF sets out that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The NPPF has at its core a strong presumption in favour of sustainable development. The proposed development is considered to be consistent with the Framework.

6.2 London Plan (2011)

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.7 Renewable energy
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

6.3 Unitary Development Plan

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

6.4 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
 SPG10 The Negotiation, Management and Monitoring of Planning Obligations

6.5 Other

Haringey Local Development Framework – Draft Core Strategy (Submitted for Examination March 2011)
 Haringey Draft Development Management Policies (Published for Consultation May 2010)
 Haringey ‘Draft Supplementary Planning Document on Sustainable Design and Construction’
 Haringey ‘Open Space and Recreation Standards SPD’
 Mayor of London ‘London Housing Design Guide’ 2010

7.0 **CONSULTATION**

Statutory	Internal	External
English Heritage	Ward Councillors Transportation Team	<u>Amenity Groups</u> Tottenham CAAC

	<p>Housing Building Control Legal Services Cleaving Waste Management London Fire & Emergency Planning Authority</p>	<p>Tottenham Civic Society Crime Prevention Officer</p> <p><u>Local Residents</u></p> <p>Tottenham CAAC 1 to 7 Bruce Grove 101 to 119 Bruce Grove 100 to 116 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 Flats 1-9 Cedar Place Flats 1-15 Elm Court 15a Hamilton Mews 1-19 Champa Close 24a, b, c, d, e, f, g, h Woodside Gardens 26 -40 Woodside Gardens Flats 1-5 42 Woodside Gardens 42-96 Woodside Gardens</p>
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8.0 RESPONSES

English Heritage

- 8.1 Have sent a draft letter authorising the granting of consent (draft attached) and have referred the case to Communities & Local Government, Planning Casework Team (London). The Secretary of State has “considered the information given and does not intend to require the application concerned to be referred to him” (10/04/2012)

Tottenham Police Station

- 8.2 Have no objection to the planning application and would welcome consultation on the scheme, particularly if an award for Secured by Design is sought. They can give further advice on secure door and window standards and all aspects of crime prevention as required.

Conservation & Design

- 8.3 The Conservation Officers considers the proposal to be a well designed scheme in terms of the conversion of the Grade II listed building and the residential development to the rear of the site. The Conservation Officers provides detailed comments on the following aspects of the proposal as set out within Appendix 1.

- Condition of the Building
- Emergence of Proposals
- Access to the Rear of Site
- Removal of the Front Extension
- Proposed Alterations to the Listed Building
- Rear Residential Development

Transportation

- 8.4 The site is located in an area with a High Public Transport accessibility level and is within walking distance of Bruce Grove Rail station and Tottenham High Road Bus corridor which provides frequent bus services to Seven Sisters Underground station. Transport for London is the Highways Authority for the A10 Bruce Grove and have the following comments:

1. The application site is situated on Bruce Grove, which forms part of the Transport for London Road Network (TLRN).
2. TfL welcomes the proposal to provide 20 cycle parking spaces on site; the facilities should be secured, and can be accessed by cyclists conveniently.
3. It is unclear whether the proposed car parking layout would enable vehicle to enter and exit the site in forward gear by turning the vehicle

around within the site Therefore TfL requests that swept path by submitted to demonstrate that vehicles would not be required to reverse to/ from the public highway.

4. A servicing strategy that would minimise dwell time by refuse collection vehicle would be required (as the site is situated adjacent to a bus stop), the details should be agreed by the local authority prior to planning consent being granted.
 5. All construction vehicles must load/ unload/ park/ pick up/ drop off away from the TLRN public highway.
 6. No skip/ construction materials shall be kept on the TLRN public highway at any time.
 7. The section of footway and carriageway on Bruce Grove adjacent to the bus stop outside the site must not be blocked or obstructed at all time; this is to ensure the safe and smooth passage of pedestrians and traffic (including buses) on the TLRN.
- 8.5 In relation to comment number 3 above, the applicant has submitted Drawing: 548/11 an auto-track which demonstrates that the vehicle can enter and leave in forward gear. TfL will require the area used in the auto-track to be dedicated as a turning head and should be kept clear at all times. This is to ensure that vehicles have sufficient turning area within the site to enable them to enter and leave the site in forward gear.
- 8.6 In relation to comments 4 to 7 above; TfL are happy for these issues to be resolved by-way of conditions in the form of a Construction Logistic Plan and a Service and Deliver Plan. In addition to TfL comments; this area has been identified by the Council's 2006 adopted UDP policy HSG 11 as an area that suffers from high parking pressures. However the characteristics of the site are suitable for dedication as a car free development. Transportation therefore require the applicant to enter in to a S.106 agreement to dedicate the development as a car free development in line with the councils UDP policy M9. It is also required that the applicant to contribute towards the first year's membership of a car club scheme to mitigate the impacts of this development.
- 8.7 Consequently the transportation and highways authority would not object to this application subject to the following conditions:
1. The applicant enters into a S.106 agreement to dedicate the development as a car free development. These residential unit are defined as 'car free' and therefore no residents therein will be entitled to apply for a resident's parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO.

Reason: To mitigate the parking demand generated by the development on the local Highways Network.

2. It is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for TfL and local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on A10 would be minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and Highways network.

3. The area as indicated in Drawing 548/11 must be retained as a turning head and must not be used for additional parking. This area must be clearly signed with keep clear markings.

Reason: To ensure that the proposed development will not increase the risk to pedestrian safety.

4. The applicant pays the first year's membership to a Car Club for all the residents of the proposed development.

Reason: To mitigate the parking demand generated by the development proposal by reducing car ownership and by promoting car share.

London Fire & Emergency Planning Authority

- 8.8 The Brigade is satisfied with the proposal subject to the requirements of Building Regulations 2010, Approved Document B – B5 being met.

Tottenham CAAC

- 8.9 "Towards the end of 2011 Tottenham CAAC members heard a presentation about this development and are delighted that a solution has at last been found and that this important listed building, on English Heritage's "at risk register, will be restored and will form a handsome terrace with No. 8 Bruce Grove. The new frontage was described "stunning". It will transform this area of Tottenham".

Local Residents

- 8.10 A letter of support has been received from 11 Bruce Grove who indicates that the: "scheme will be an excellent development, providing good quality accommodation and improving the aesthetic quality of the road. Asks if there is an opportunity to widen the pavement area in front of 7 Bruce Grove, especially if the 243/123/W4 bus stop will continue in front of the property when the work has finished".

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The main issues in the determination of this application are considered to be:

- alterations and extensions to the Listed Building;
- the design, built form and layout of the new building,
- impact on the character and appearance of the Conservation Area;
- transport and car parking/ cycle provision;
- impact on residential amenity;
- sustainability and environmental issues;
- planning obligations.

Alterations & Extensions to the Listed Building

9.2 The proposed development will involve two principle changes to the front of the building, namely the removal of the front vestibule extension and the creation of a pedestrian access to cut through the lower ground floor of the two-storey side annex.

9.3 As outlined in the Conservation Officer's comments, an examination of the plan form of these villas (from 1865, 1896, 1915 and 1935 OS Maps) confirms that there was no front extension in this location as of these dates. The extension is known to have been built in 1937. Both the Council's Conservation Officer and English Heritage consider there is a valid case to remove this front extension so as to restore the symmetry of the main elevation. Given that No.7 & 8 form part of this important group of Georgian villas, (No's 1 – 16), the effect would result in a major improvement to the character and appearance of the building, the streetscene and to this part of Bruce Castle Conservation Area.

9.4 This point was equally recognised by the Haringey Design Plan, to whom the scheme was presented to on 8th December 2011. As outlined in the minutes of this meeting, as attached in Appendix 2 "The restoration of symmetry to the front elevation of this pair of Georgian villas (No's .7 & 8) would be of major benefit to the character and appearance of Bruce Grove".

9.5 The proposal is also to create an opening in the façade of the two-storey wing which sits to the left of the main three storey town house. This is for the purpose of creating pedestrian access to the new residential units to be erected to the back of the site and the lower ground floor flat within the converted listed building. The recent development at No.8 provides an architectural precedent for the creation of a pedestrian access through the side extension of the villa. Equally No 9 has an opening in its façade proving vehicular access to the rear of the site.

9.6 In the case of No. 7 the side extension is not part of the original architectural form of the building, is subordinate to it in architectural composition and subservient to it in function. Officers consider that the positioning and design of

the pedestrian access way through the building is considered acceptable and represents a skilful design solution which maintains the architectural integrity and overall composition of the original building. The pedestrian access way will be located in a symmetrical position in the elevation and therefore visually relates well to the scale and character of the building. It will have a gated entrance in the structural opening providing normal access for pedestrian.

- 9.7 The proposed changes to the front of the building will also see the reinstatement of the main entrance door and its decorative fanlight and surrounding framework to its original position on the front elevation. In addition a new stepped access with railings will be erected to create a 'grand' entrance to the villa, similar in style to the original. All sliding sash windows on the front and rear elevations will be restored to their original design. Railings will be reinstated to the front of the property and reprovided where walls are demolished.
- 9.8 Within the building it is recognised that much of the original interior has collapsed, been destroyed, deteriorated, or has been lost. The subdivision of the internal space will maintain the proportions of the principal front rooms at ground and first floor levels. The 1937 wall plaque dedication will be re-erected within the entrance lobby. The original internal main staircase will be repaired and re-instated. It is stated that where possible surviving architectural features will be repaired.

Design, Built Form & Layout of the New Building

- 9.9 Policies UD3 and UD4 of the Haringey Unitary Development Plan seek to ensure that proposals compliment the character of the local area and are of a nature and scale that is sensitive to the surrounding area and of a high design quality. Furthermore, it is stated that the spatial and visual character of the development site and the surrounding streetscene should be taken into account and attention should be given to the building lines, form, rhythm and massing, height and scale and fenestration.
- 9.10 The proposal will involve the erection of a building to the rear of the site, to sit parallel to the main building. This will be in the form of a 2 ½ storey terrace, with small projecting single storey element, accommodating 4 units (2 maisonettes and 2 flats) positioned 19m away from the main body of the listed building. As discussed above access to these new residential units will be provided via the archway with pedestrian footpath which will be created by cutting through the two-storey wing.
- 9.11 The rear block is designed as a terrace and is reflective of the site layout and building form to the scheme recently completed to the back of No 8. Similar to the maisonette units at the back of No 8, a grassed area with perimeter shrubs, trees will be created between the original listed building and the new built form.
- 9.12 The terrace block will have an eaves height of 5.4m and a ridge height of 9.4m. Materials for this new building (as set out below) will match the development to the rear of No 8.

- Roof - Eternit Slate (blue black)
- Brick – Hanson Camden Stock (yellow)
- Gutters, RWP, SVP – Deep Profile/ Half rounded UPVC (black)
- Fascia, Soffetts & Barge – UPVC (white)
- Dormer – Lead (grey)
- Render –Through Colour (cream)
- Doors & Windows – Timber (white)

9.13 The two maisonette units will have small private gardens. As indicated by the applicant and also as requested by Officers, it is desirable that the communal space between No 7 & 8 will be merged to function as one shared/ communal spaces, therefore providing a good quality amenity space for future residents of both these schemes (this is subject to agreement of both land owners/ management companies).

9.14 As outlined in the Design Panel minutes (para. 3 of Appendix 2) concerns were raised about the new building proposed for the back of the site. The scheme has been amended by removing the proposed lower ground/ basement floor, therefore reducing the overall height of this building and improving the amenity space provision for the maisonette units. As request by the Panel, this new build structure does not match the roof height of the next door building to the rear of No 8, but rather steps down half a floor.

9.15 The rear/ side boundary wall with Champa Close (subject to agreement) will be demolished and replaced with railings.

9.16 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 and the recently completed development to the rear of No 8.

Layout/ standard of accommodation

9.17 Policy 3.5 of the London Plan and the London ‘Housing Design Guide’ emphasises the requirements for high quality housing in new developments.

9.18 The scheme will provide a total of 13 units, 9 of which will be in the listed building and 4 in the new purpose block to the rear of the site. The residential mix equates to 7 x 1, 3 x 2 and 3 x 3 bed units. The mix of units has been dictated to a degree by the desire to respect the plan form of original building, which is a desirable objective when dealing with the sub-division of historic buildings. In this particular case the proposed mix of unit sizes is considered to be acceptable. The proposed sizes of the flats are set out below.

Unit	Area sq.m	Bedrooms	Person	Style
LB Conversion				

1	114.7	3	5	Flat
2	63	2	3	Flat
3	43.7	1	1	Flat
4	40.3	1	1	Flat
5	66.1	2	3	Flat
6	45.6	1	2	Flat
7	40	1	1	Flat
8	77	2	4	Flat
9	41.5	1	1	Flat
New Build				
10	99.2	3	5	Maisonette
11	99.2	3	5	Maisonette
12	56.1	1	2	Flat
14	56.1	1	2	Flat

9.19 The 3 bed units will exceed Haringey's Housing SPD requirements space standards for 3 bedroom units (82 sq.m) and also meet the new London Plan requirements of 86 sq.m. The 2 bed units will also exceed Haringey's Housing SPD requirements and those of the London Plan (61 sq.m for a 2b3p/ 70 sq.m 2b4p).

9.20 A number of the one bedroom flats within the listed building conversion will fall short of the floorspace requirements for a 1 bedroom unit (48 sq.m in Haringey's Housing SPD and 50 sq.m in the London Plan). However, given constraints associated with the conversion of a listed building and the need to respect original features (i.e. room layout), the proposal is considered to be acceptable. These units will benefit from generous floor to ceiling heights, therefore in part compensating for their reduced floorspace. At the same time these 1 bedroom units would be in excess of the London Plan floorspace minima for studio flats (37 sq.m) and as such would be suitable for one bedroom, one person occupancy flats.

Impact on the Setting of Listed Building & Character & Appearance of the Conservation Area

9.21 As noted above the subject property is a Grade II listed building and as such is a material consideration in determining this application. One of the core planning principles of the new NPPF is to conserve the historic environment and heritage assets. The NPPF says that the more significant the heritage asset the greater the presumption in favour of protection, as lost heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact.

9.22 The new NPPF guidance, para 134, states ; "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal,

including securing its optimum viable use. The NPPF states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

9.23 The NPPF goes on to say that the substantial harm to or loss of a grade II listed building garden should be exceptional.

9.24 Haringey's UDP Policy CSV1 requires all development to preserve or enhance the historic and architectural interest of conservation areas. Policy CSV5 states that the Council will require that alterations or extensions to buildings in Conservation Areas preserve or enhance their character, and retain or reinstate characteristic architectural features such as doors, windows, and facing materials.

9.25 Policies CSV2 and CSV4 also 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.

9.26 The proposed alterations to the listed building and development to the rear of the site are considered to meet these various policy criteria outlined above. The application property along with the adjoining property No 8, 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.

9.27 The proposed changes to the front of the listed building are considered to be necessary and not detrimental to the architectural and historical integrity. The new doorway and grand entrance will help restore the integrity of the building's historic façade. The opening to gain access to the rear of the site is considered to represent a skilful design solution which maintains the architectural integrity and overall composition of the original building. The reinstatement of railings and changes to the front forecourt will enhance the significance of this heritage asset.

- 9.28 The proposal to adapt and convert the interior of the building into residential flats will bring the building back into a viable use. The internal work will see the removal of non-original partitions and a scheme which will be largely sympathetic to the original floor plan. Most importantly the original internal main staircase will be repaired and re-instated.
- 9.29 The restoration/ interventions to restore the integrity of this Georgian building, in addition to the development to rear of the site, relate sensitively to the original building and will not adversely affect its setting. The proposal will also preserve and enhance this part of Bruce Grove Conservation Area. As such the proposed development is therefore considered to be in accordance with the requirement of policies UD4 'Quality Design' and CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings' and CSV4 'Alterations and Extensions to Listed Buildings'

Transportation & Parking

- 9.30 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. Two 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. Twenty bicycle spaces will be provided for the nine units within the refurbished building and the four new flats to the rear.

9.31 It is recognised that the site falls within Bruce Grove Restricted Conversion Area. However, given the specific circumstances associated with this case and the over riding need to bring this severely dilapidated building back into use, the principle of a scheme with limited parking is considered acceptable. As has been recommended by the Council's Transportation team the scheme will be required to be 'car free'. A number of other conditions, as requested by Transportation colleagues will be imposed.

Impact on Residential Amenity

- 9.31 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, the listed building and neighbouring buildings. There will be an acceptable gap between the front elevation of the new block and the rear façade of the listed building.
- 9.32 It is recognised that given the alignment of the new block in relation to the start of the terrace in Champa Close, there will be some impact on the outlook from windows within this terrace (namely the living room windows to a ground and first floor flats). The block will be sited 8.4m away from Champa Close terrace at the closest point. This gap and the fact that there will still be good outlook at oblique angles, means the proposal will not adversely affect the visual amenities to the residents of these flats. Given the orientation of the existing terrace and the proposed terrace block, the proposal will not adversely affect the daylight/ sunlight to the windows in question.

9.33 The positioning of such mews type developments in terms of distances and layout is not uncommon. There will be no habitable room windows on the flanks walls of this new block.

9.34 Overall the proposed development has taken careful consideration in terms of its layout and design to ensure the privacy and amenities of neighbouring occupiers are not adversely affected. As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Waste Management

9.35 A bin store area will be created in the lower ground floor of the listed building which will be accessible via the archway/ pedestrian access. Whilst the route from the refuse area to the front of the property is longer than desired, a management strategy will be used to ensure the bins are placed at the front of the property for collection and replacement once emptied.

9.36 A total of 3 x 1100 litre Euro bins will be provided in addition to three wheelie bins for recycling.

Sustainability

9.37 The new units will be designed to meet the requirements of the code for Sustainable Homes Level 4. The Code for Sustainable Homes (CfSH) is an environmental impact rating system for all new housing. It sets standards for energy efficiency (above those in current building regulations) and sustainability and aims to limit the environmental impact of housing. The new build scheme will incorporate the following:

- Cavity wall construction insulated to achieve 'U' values in excess of Building Regulations requirements;
- All glazing will be double-glazed with Argon filled spaces;
- Low energy external light fittings;
- Kitchen white goods to be A + rated (EU Energy labelling);
- Home office facilities to be provided;
- Bicycle storage at ground floor level;
- Use of energy efficient boilers;
- Provision of Solar PV panels for electricity generation on rear roof slope.

9.38 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 refurbishment of the listed building will be designed to meet the requirements of EcoHomes Very Good standards, and will include:

- Existing windows will be secondary glazed;
- Low energy external lights to be used;
- Kitchen white goods to be A + rated (EU Energy labelling);
- Home office facilities to be provided;

- Bicycle storage at ground floor level.

Planning Obligations

- 9.39 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 typically used to secure the provision of affordable housing on site.
- 9.40 In this case a 'Three Dragons Report' has been submitted with the application. The report outlines the considerable and exceptional cost associated with this development, in particular those involved in re-instating and refurbishing the listed building, and present poor market conditions. 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.
- 9.41 As the proposal is for more than 10 units (13), the scheme exceeds the normal 10 unit threshold where affordable housing is required. However, again taking account of the considerable cost in re-instating and refurbishing the listed building, the additional cost of enforcing the requirement to provide affordable housing on site, would render the scheme unaffordable. This issue has been further considered by the Three Dragons analysis.
- 9.42 As outlined above a sum of £1,000.00 is required for the amendment of the relevant Traffic Management Order(s) (TMO) to make the development 'car free'. The S106 agreement will also to include a requirement to provide one years free membership to a "Car club scheme" for residents of the new development ('car free' units) to help mitigate the lack of off-street parking provision.
- 9.43 The proposal would be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £12,040.00 (344 sq.m x £35). If this scheme was implemented by a housing association a claim for social housing relief can be made.

10.0 HUMAN RIGHTS

- 10.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

11.0 EQUALITIES

11.1 The Equalities Act fully sets out the applicable legal framework for Public Authorities (Section 149 of the Act) to pay due regard to the need to eliminate discrimination and promote equality with regard to those with protected characteristics such as race, disability, and gender including gender reassignment, religion or belief, sex, pregnancy or maternity and foster good relations between different groups. Equality duties require Authorities to demonstrate that any decision it makes is done in a fair, transparent and accountable way, considering the needs and the rights of different members of the community. Members must have regard to these obligations in taking a decision on this application.

12.0 CONCLUSION

12.1 The application site is located on the south-western side of Bruce Grove and consists of a 2/3 storey Georgian building with basement floor, which fronts onto Bruce Grove and forms part of a half of a semi-detached pair of Grade II Listed Georgian villas. The building has been vacant for many years and is in a severely dilapidated condition, and as such is included on the English Heritage 'Building at Risk Register' The building has suffered from very significant collapse, particularly the rear roof and its 1st and 2nd structural floors in addition to fire damage

12.2 The proposed development will involve a comprehensive redevelopment of this site, involving alteration and refurbishment of the Grade II Listed Building to provide 9 self contained flats, and a proposal to erect a new 2½ storey block to the rear of the site to provide 4 units 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.

12.3 The siting, design, form, detailing of the terrace block and associated landscaping are considered acceptable. This aspect of the scheme has also been designed sensitively in terms of its relationship with neighbouring properties. This part of the development will use a similar architectural palette and space separation as per the scheme recently built to the rear of No.8. Overall the proposal 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.

12.4 The proposed development accords with National, London plan and planning policies set out in the Adopted Haringey Unitary Development Plan 2006 and supplementary planning guidance. Given the above this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

RECOMMENDATION 1

- 9.1 The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2012/0563, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A sum of £1,000.00 towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential units shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO);

(1.2) The S106 to include the provision of one years free membership to a "Car club scheme" for residents of the new development to help mitigate the lack of off-street parking provision;

RECOMMENDATION 2

- 9.4 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application drawings and conditioned outlined below:

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 in the interest of the visual amenity of the area.

4. The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent

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

5. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

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

6. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

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

7. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work 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 condition(s) attached to this consent.

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

8. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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

9. The position type and method of installation of all new and relocated services and related fixtures shall be specified in advance of any work being carried out, and the advance approval of the Council as local planning authority shall be obtained wherever these installations are visible, or where ducts or other methods of concealment are proposed.

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

10. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other]:
- a. An elevation at an appropriate scale (1:20 or larger) showing the proposed position of the plaque and a method statement for the removal, safe storage. The removal and storage of the plaque is to be agreed with English Heritage prior to the commencement of works on site. Relocation is to be agreed following removal of the existing front wing and examination of the surviving brickwork. Given the relative sensitivity of the ceramic plaque, removal and relocation will need to be undertaken by a specialist contractor experienced in this work, and the works undertaken and agreed in consultation with English Heritage. Please note that English Heritage can provide details of the methodology, specialist contractors etc. Substantive: In the event of removal from a building a plaque returns to being the property of body responsible for its original erection, it is therefore important that its removal and relocation is agreed in advance with English Heritage.
 - b. Areas and scope of repointing are to be identified on site with LB Haringey Conservation Officer in consultation with English Heritage, and clearly marked on appropriately scaled elevations. A trial panel showing samples of new bricks, pointing finish and mortar mix is to be erected and agreed on site and retained until works are completed.
 - c. A specification for repair and refurbishment works detailing finishes and materials, including the repairs to existing staircase, in accordance with the gazetteer & condition survey prepared by Phil Bailey Architects submitted with the application for listed building consent is to be submitted prior to the commencement of works on site.
 - d. Samples of new brickwork, stone, steps etc. to be agreed on site as appropriate
 - e. Detailed drawings and sections for replacement windows, front door opening, joinery and steps, decorative metalwork, cornices.

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

11. Notwithstanding any details submitted within the planning application, no development shall commence until precise specifications for the proposed railings and gates have been submitted to, and approved in writing, by the Local Planning Authority. The specifications shall include:
- The design of the railings and gates (including plans and cross-sections at a minimum of 1:20))
 - Their colour,
 - Details of plinth walls and piers
 - Confirmation that all gates will open inwards

Thereafter the proposed wall, railings and gates shall be installed and permanently retained in strict accordance with the approved specifications.

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

12. Notwithstanding Condition 11 above and any indication on the submitted drawings, no boundary treatment shall be erected along the shared rear boundary between No's 7 & 8, other than an open railing. Detail design of such an open railing type , with cross-section and elevation drawings at a scale of 1:20, fully dimensioned and annotated to show design & construction details, the change of levels and steps, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the proposed gates shall be installed and permanently retained in strict accordance with the approved specifications.

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

11. 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.

12. 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.

13. The area as indicated in Drawing 548/11 must be retained as a turning head and must not be used for additional parking. This area must be clearly signed with keep clear markings.

Reason: To ensure that the proposed development will not increase the risk to pedestrian safety.

CONSTRUCTION

14. No demolition or construction works shall commence prior to the submission and approval in writing by the Local Planning Authority of a Construction

Management Plan and a Construction Logistics Plan (in accordance with Transport for London guidelines), which shall include:

- details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on A10 would be minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods;
- details of site enclosure throughout construction;
- details of the measures proposed to minimise the impact of the construction processes on the amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours;
- details of the site or Contractor Company be registered with the Considerate Constructors Scheme;
- measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site.

Thereafter all construction works shall be carried out in accordance with the approved details.

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

15. Before any works of demolition is undertaken in pursuance of this consent to demolish or alter by way of partial demolition any part of the building, structural engineers drawings or method statement, indicating the proposed method of ensuring safety and stability of the building fabric to be retained throughout the demolition and reconstruction shall be submitted and approved by the Council as local planning authority and the works undertaken in accordance with the approved drawings/method statement.

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

16. Salvage strategy and location schedule for reused elements and materials is to be prepared in accordance with the gazetteer & condition survey and agreed with the local authority conservation officer in consultation with English Heritage.

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

17. Precautions to secure the interior features against accidental loss or damage, or theft during building works. Details shall be submitted to, and approved by the Council as local planning authority before works begin on site. Particular regard should be given to the staircase, chimney pieces and grates, plaques.

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

18. No cleaning of masonry, other than a gentle surface clean using nebulous water spray is authorised by this content without prior approval of details. Any proposed cleaning beyond the above shall be submitted to and approved by the Council as local planning authority conservation officer in consultation with English Heritage.

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

19. 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 1200 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

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

OTHER

20. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the listed building or new building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development

21. The first and second floor windows shown on the side elevations of the terrace block shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

REASONS FOR APPROVAL

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.

III. The siting, design, form, detailing of the terrace block and associated landscaping are considered acceptable and have 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 Policies 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

INFORMATIVE: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above. Written notification of the start of works on site shall be sent to English Heritage, London Region, 1 Waterhouse Square 138-142 Holborn London EC1N 2ST and a copy sent to the Council at least seven days before the works hereby approved are commenced.

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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: In terms of 'Secure by Design' Tottenham Police Station/ Crime Prevention Officer can give further advice on secure door and window standards and all sects of crime prevention as require

14.0 APPENDICES

APPENDIX 1

Conservation & Design Observations

HGY/2012/0563 & HGY/2012/0564 ; 7 Bruce Grove, N17 6RA.

The Site and its Setting

No. 7 Bruce Grove is one half of a semi-detached pair of Grade II Listed Georgian villas with No 8 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.

At the rear is a former night club – Shady Grove – a free standing building which occupies most of the rear garden accessible from the frontage via a pedestrian passageway at basement level through the building.

Condition of the Building

The listed building has been in a severely dilapidated condition and vacant over many years, and is included on the English Heritage Building at Risk Register. It has suffered from very significant collapse of the rear of its roof and part of its 1st and 2nd structural floors. In recent years the Council have issued Urgent Works Notices for temporary repair works to save the building, make it weather tight, secure, prevent further collapse, and these temporary repairs have been carried out.

Emergence of Proposals

Following the conversion of the adjoining No. 8 there has been an ongoing positive dialogue with the owners and agent which has facilitated these proposals coming forward for the permanent repair and conversion of the

listed building, together with proposals for a residential development at the rear of the site.

.The proposed for works include the following ;

- Repair the structural integrity of the Grade II listed building
- Reinstate the original roof form of the listed building
- Remove the 1937 front extension to restore the symmetry and architectural interest of the listed building
- Re-build the main entrance, flight of entrance steps & railings, and repair the facing brickwork to front elevation.
- Adapt the C19 side extension to provide a new pedestrian route through the building to the residential development at the rear.
- Re-erect the English Heritage Blue Plaque dedication on the front elevation.
- Traditional style railings to be installed to front and side boundaries to Bruce Grove, to match those installed next door in No.8.
- Maintain the proportions of the principal front rooms at ground and first floor levels as part of the new layouts for 9 flats within the listed building.
- Repair the internal main staircase within the listed building.
- Re-erect the 1937 wall plaque dedication within the entrance lobby.
- Rear residential development for 4 flats at the rear of site.

Access to the Rear of Site

The recent development at No.8 provides an architectural precedent for how pedestrian access can be formed through the side extension of the villa to the residential development at the rear of the site.

In the case of No. 7 the side extension is not part of the original architectural form of the building, and is subordinate to it in architectural composition, and subservient to it in function.

The architects have investigated how this essential need for the formation of a pedestrian access through can be formed, and I consider they have come up with a skilful design solution which maintains the architectural hierarchy of the original villa in the overall composition.

The pedestrian access way through the building located in a symmetrical position in the elevation visually relates well to the scale and character of the building. It will have a gated entrance in the structural opening, providing normal access for pedestrian. 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.

Removal of the Front Extension

The plan form of these villas of 1865, 1896, 915 and 1935 O.S. Maps confirm that there was no front extension in this location as of these dates. This was built on later in 1937. In terms of the special architectural and historic interest of the listed building I consider that there is a valid case to remove the 1937 front extension to restore the symmetry of the main elevation as part of the overall scheme. Also as No.7 & 8 are part of this important group of Georgian villas, No.1 - 16 Bruce Grove, the effect would result in a major improvement to the character and appearance of the street scene and to Bruce Castle Conservation Area.

Proposed Alterations to the Listed Building

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. These important elements of the proposals will be subject to detail design approval.

Within the building it is acknowledged that much of its original interior has either collapsed, been destroyed, deteriorated, or has been 'lost'. The plans do maintain the proportions of the principal front rooms at ground and first floor levels as part of the new layouts for 9 flats within the listed building. The 1937 wall plaque dedication will be re-erected within the entrance lobby. The original internal main staircase within the listed building will be repaired and re-instated. Where possible surviving architectural features will be repaired.

Rear Residential Development

There are considerable economic and viability concerns regarding securing the repair of this Grade II listed building. Facilitating development at the rear of the site will be necessary to secure its proper repair, restoration and long term future.

The residential development for 4 flats is at the rear of site. The design, height, bulk and mass of these flats has been based on the design of the new residential development at the rear No.8 Bruce Grove. Whilst there is a drop in level from No.8 at the rear the siting and alignment of the block has been arranged to relate to the new development adjacent, and to the listed building

across the new courtyard. The overall development has been considered to be integrated at the rear of the site and harmonious to the setting of the listed building.

The current high boundary wall between adjacent sites of No.7 & No.8 would be visually stark, overtly defensive, and detrimental to the quality of amenity for residents of the rear courtyards. The design of a open railing rear boundary fencing between these courtyards should ensure both adjacent sites relate satisfactorily and are visually connected to each other.

Summary

I consider these proposals as a well designed scheme for the conversion of the Grade II listed building and the residential development at the rear of the site, in accordance with planning policy and guidance. I therefore recommend Listed Building Consent subject to the Conditions identified by English Heritage.

Mortimer MacSweeney
Principal Conservation Officer
Tel. 020 8489 2841

APPENDIX 2



Haringey Design Panel no. 29 Thursday 8TH December 2011

ATTENDANCE

Panel

Deborah Denner
Stephen Davy
Gordon Forbes
Michael Hammerson
David Kells
Chris Mason
Peter Sanders

3) Presentation of proposals for 7 Bruce Grove, N17

Philip Bailey & Kyle Bailey Phillip Bailey Architects
David Bond Client

3) Presentation on 7 Bruce Grove

The architect Phillip Bailey presented the scheme to the Panel. The proposal seeks to develop a Grade II listed villa which is currently on the English Heritage 'At Risk' Register and to build a new-build residential development in the rear of the site. The architect firm has a history of working on older buildings and has recently worked on the restoration of the next-door villa, No.8. The internal layout of No. 7 had previously been altered extensively, there has been a C19 side extension, and a 1937 front vestibule added. An extensive fire has damaged much of the interior of the house but the staircase is repairable and can be conserved. The architects have consulted with English Heritage and conservation officer regarding the development proposals.

The proposals include the removal of the 1937 front vestibule and the raising of the ground floor level of the C19 side extension to allow a suitable pedestrian access at lower ground floor level and sufficient ceiling height at this level for accommodation purposes. A shallow ramp from the front garden

will facilitate the pedestrian access route to be formed through the building to the rear of the site. This route is to be located to the centre of the bay and the existing front steps will be removed allowing wheel chair access to the lower ground floor dwelling. The symmetry of the frontage of the villa will be restored to re-establish the primacy of the original architectural design of this pair of semi-detached Georgian villas on the Bruce Grove street scene. All sliding sash windows in the original villa will be restored to their original design. The new development at the rear will mirror the development at the rear of No. 8 next door.

The panel were interested in who the potential occupiers are likely to be as the amenity space was limited and the flats seemed small. The architects responded that it was to be a mix of Registered Provider units and private sale with some family accommodation. Questions on Code for Sustainability suggested that Code 3 could be achieved but that there were options for Code 4 to be considered. The attic room within the villa appeared to have an over reliance on roof lights and the panel questioned whether a dormer window on the side hip of the roof would be more suitable.

The architect identified that there was a serious viability issue to be addressed in making this scheme work, the proposed development at the rear has to provide some measure of enabling funding for the villa. In this regard the proposed higher density with basement floor accommodation in the new build at the rear, and the relatively small size of the proposed apartments, were seeking to cover the cost of renovating the Grade II listed villa.

Panel Observations

1. The panel was in agreement that the priority should be restoring the villa. The restoration of symmetry to the front elevation of this pair of Georgian villas (No.7 & 8) would be of major benefit to the character and appearance of Bruce Grove, which has a row of similar Georgian villas on its west side.
2. The internal layout of the villa needed to be reviewed as the flats appear very small and may actually not meet minimum spatial standards. It was suggested that the development strategy for this conversion needed to be reconsidered to attract young professionals who could be appreciate the close proximity of Bruce Grove Station. A Georgian house like this would never have had such small rooms. It would be preferable to have fewer flats with properly proportioned rooms whereby one could appreciate living in a Georgian house. Less flats would mean less intensive sub-division of the house which would be consistent with the interior character of the listed building. Also fewer internal kitchens and bathrooms would mean less problem running services and plumbing through the interior of the listed building.
3. The design of the new-build at the rear was considered disappointing and nondescript, however it was acknowledged this was based on a copy of the adjacent development at the rear. Further work needs to be

done to relieve boundary treatments and overshadowing issues with the neighbouring development. The flank elevation to Champa Close appeared bland and lifeless, and concerns were raised over why it had to be so high.

4. The internal dwelling layouts of the new build appear too small and need to be closely examined / reviewed to ensure they fully comply with the London Housing Design Standards, ensuring optimum amenity for residents, proper spatial standards, and min. 2.5m headroom. The Panel were not convinced with the basement proposals, their small narrow lightwells would have minimal amenity value, they would be expensive to construct, requiring structural retaining walls, waterproof tanking, etc. The panel suggested removing a floor from the new build to not try and match the roof height next door, but step down half a floor, have a single ground level ground floor family unit would be preferable.
5. The design of the external rear gardens need to be further worked up to ensure a fully operational scheme with good access to all dwellings and to cycle, recycling, refuse storage, well designed front railing boundary treatment, and landscaping to provide a high quality of amenity for residents. If fewer large units were proposed, there would be fewer children in the development and the amenity space between the existing and new build elements would not then be likely to become a children's play space, as this space is not wide enough and is too overlooked to be suitable.

Consensus and Conclusions

6. The panel believed the proposal contained good ideas but needed further work. It is important and welcomed to secure the restoration of the Grade II Listed Building At Risk. The panel felt that reducing the number of bedrooms across the scheme could be beneficial; a similar number of units might be achieved with larger rooms in the existing and a slightly smaller new build. This would respect the listed building and make the development appeal more to young professionals than families, which could secure a more valuable development, in recognition of the cost and community value of converting the listed building.

Appendix 3: Comments on Observations/ Objections

No.	Stakeholder	Comments	Response
1	English Heritage	Have sent a draft letter authorising the granting of consent.	- Noted and attached as Appendix 4 - EH conditions are included conditions outlined in the report.
2	Tottenham Police Station	Raise no objection. They indicate they can give further advice on secure doors and windows standards.	- Informative added.
3	LB Conservation Officer	Considers the proposal to be a well designed scheme in terms of the conversion of the Grade II listed building and the residential development to the rear of the site.	- Conservation Officer has actively assisted in pre-application consultation and leasing with English Heritage. His input has been of much assistance.
4	Transportation	Transportation and highways authority would not object to a number of requirements/ conditions: 1. Scheme be car free 2 A Construction Management Plan (CMP) and Construction Logistics Plan (CLP) be submitted prior to construction.	Noted 1. Secured by way of S106. 2. Condition added (Con 14).

No.	Stakeholder	Comments	Response
		<p>3. The area as indicated in Drawing 548/11 must be retained as a turning head and must not be used for additional parking.</p> <p>4. The applicant pays the first year's membership to a Car Club for all the residents of the proposed development.</p>	<p>3. Condition added (Con 13)</p> <p>4. Secured by way of S106.</p>
5	London Fire & Emergency Planning Authority	The Brigade is satisfied with the proposal subject to the requirements of Building Regulations 2010, Approved Document B – B5 being met.	Noted.
6	Tottenham CAAC	- Raise no concerns/ objections.	Noted.
7.	Local Residents	<p>letter of support has been received from 11 Bruce Grove who indicates that the proposal will improve the aesthetic quality of the road.</p> <p>Asks if there is an opportunity to widen the pavement area in front of 7 Bruce Grove, especially if the 243/123/W4 bus stop will continue in front of the property when the work has finished”.</p>	<p>Noted</p> <p>The LPA would not be in a position to ask for park of the front garden area to No 7 be given over to widen the footpath. This is a TFL operated route.</p>

Appendix 4: Letter from English Heritage: Direction to Grant Listed Building Consent

Mr Matthew Gunning
London Borough of Haringey
Development Control Planning Services
639 High Road
Tottenham
London
N17 8BD

Direct Dial: 020 7973 3717
Direct Fax: 020 7973 3792

Our ref: L00131790

29 March 2012

Dear Mr Gunning

**Planning (Listed Buildings and Conservation Areas) Act 1990
Notifications under Circular 01/2001**

Direction as to the Granting of Listed Building Consent

**7 BRUCE GROVE, LONDON, N17 6RA
Application No HGY/2012/0564**

<i>Applicant:</i>	Mr David Moore c/o Redwing Estates Ltd
<i>Grade of building(s):</i>	II
<i>Proposed works:</i>	Conversion of building to provide 9x residential units and x 4 new build flats to rear
<i>Drawing numbers:</i>	548 -01, 02e, 10a, 101b, 102b, 103a, 104a, 105a, 106a, 107a, 108a, 109a, 110b 112, 300, 301, 302, 303, 310
<i>Other Documentation:</i>	Design and access statement, DSA structural survey

<i>Date of application:</i>	15 February 2012
<i>Date of referral by Council:</i>	22 March 2012
<i>Date received by English Heritage:</i>	26 March 2012
<i>Date referred to CLG:</i>	29 March 2012

If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.

Yours sincerely

Richard Parish
Historic Buildings & Areas Advisor
E-mail: richard.pariah@english-heritage.org.uk
cc

NB: This direction is not valid unless appropriately endorsed by the Secretary of State

Schedule of Conditions

Address: **7 BRUCE GROVE, LONDON, N17 6RA**

Our refs: L00131790

EH file number: LRS 4417/7-8

Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

Written notification of the start of works on site shall be sent to English Heritage, London Region, 1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST and a copy sent to the Council at least seven days before the works hereby approved are commenced.

1. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.
2. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.
3. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work 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 condition(s) attached to this consent.
4. The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
5. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
6. Precautions to secure the interior features against accidental loss or damage, or theft during building works. Details shall be submitted to, and approved by the Council as local planning authority before works begin on site. Particular regard should be given to the staircase, chimney pieces and grates, plaques.
7. The position type and method of installation of all new and relocated services and related fixtures shall be specified in advance of any work being carried out, and the advance approval of the Council as local planning authority shall be obtained wherever these installations are visible, or where ducts or other methods of concealment are proposed.
8. Before any works of demolition is undertaken in pursuance of this consent to demolish or alter by way of partial demolition any part of the building, structural engineers drawings or method statement, indicating the proposed method of ensuring safety and stability of the building fabric to be retained throughout the demolition and reconstruction shall be submitted and approved by the Council as local planning authority and the works undertaken in accordance with the approved drawings/method statement.
9. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other]:
 - a. An elevation at an appropriate scale (1:20 or larger) showing the proposed position of the plaque and a method statement for the removal, safe storage. The removal and storage of the plaque is

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Officers Report

For Sub Committee

to be agreed with English Heritage prior to the commencement of works on site. Relocation is to be agreed following removal of the existing front wing and examination of the surviving brickwork. Given the relative sensitivity of the ceramic plaque, removal and relocation will need to be undertaken by a specialist contractor experienced in this work, and the works undertaken and agreed in consultation with English Heritage. Please note that English Heritage can provide details of the methodology, specialist contractors etc.

Substantive: In the event of removal from a building a plaque returns to being the property of body responsible for its original erection, it is therefore important that its removal and relocation is agreed in advance with English Heritage.

b. Areas and scope of repointing are to be identified on site with LB Haringey Conservation Officer in consultation with English Heritage, and clearly marked on appropriately scaled elevations. A trial panel showing samples of new bricks, pointing finish and mortar mix is to be erected and agreed on site and retained until works are completed.

c. A specification for repair and refurbishment works detailing finishes and materials, including the repairs to existing staircase, in accordance with the gazetteer & condition survey prepared by Phil Bailey Architects submitted with the application for listed building consent is to be submitted prior to the commencement of works on site.

d. Samples of new brickwork, stone, steps etc. to be agreed on site as appropriate.

e. Detailed drawings and sections for replacement windows, front door opening, joinery and steps, decorative metalwork, cornices.

10. Salvage strategy and location schedule for reused elements and materials is to be prepared in accordance with the gazetteer & condition survey and agreed with the local authority conservation officer in consultation with English Heritage.

11. No cleaning of masonry, other than a gentle surface clean using nebulous water spray is authorised by this content without prior approval of details. Any proposed cleaning beyond the above shall be submitted to and approved by the Council as local planning authority conservation officer in consultation with English Heritage