

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2012/0564	<b>Ward:</b> Bruce Grove
<b>Address:</b> 7 Bruce Grove N17 6RA	
<b>Proposal:</b> Listed Building Consent for the 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.	
<b>Existing Use:</b> Vacant	<b>Proposed Use:</b> Residential
<b>Applicant:</b> Mr David Moore Redwing Estates Ltd	
<b>Ownership:</b> Private	
<b>Date received:</b> 21/03/2012	
<b>Drawing number of plans:</b> 548-01, 548-10a, 101a, 102b-103b, 104a- 109a (Incl.), 548-110b, 548-112, 300 - 311 (Incl.) & 02e.	
<b>Case Officer Contact:</b> Matthew Gunning	
<b>PLANNING DESIGNATIONS:</b> Conservation Area, Listed Building	
<b>RECOMMENDATION:</b> GRANT LISTED BUILDING CONSENT subject to conditions	

## **1.0 SITE AND SURROUNDINGS**

1.1 As per HGY/2012/0563

## **2.0 PROPOSAL**

2.1 This application is for Listed Building Consent for the conversion of this Grade II listed building to provide 9 residential units and 4 new build flats to rear.

## **3.0 PLANNING HISTORY**

As per HGY/2012/0563

## **4.0 RELEVANT PLANNING POLICY**

### National Planning Policy

4.1 National Planning Policy Framework - The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

### London Plan 2011

Policy 7.8 Heritage assets and archaeology  
Policy 7.9 Heritage-led regeneration

### Haringey Unitary Development Plan (2006)

CSV2 Listed Buildings  
CSV5 Alterations and Extensions to Listed Buildings

### Supplementary Planning Guidance

SPG2 Conservation and Archaeology

## **5.0 CONSULTATION**

As per HGY/2012/0563

## **6.0 RESPONSES**

As per HGY/2012/0563

## **7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION**

7.1 The subject property is a Grade II listed building and as such there is a legal requirement for its protection. The primary legislation relating to the conservation of the historic environment is The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

- 7.2 The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest” (Sections 16 (2) and 66(1)), and to pay “special attention to the desirability of preserving or enhancing the character and appearance of conservation areas” (Section 72). The requirements for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 ‘Planning & the Historic Environment’
- 7.3 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF says that “proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.
- 7.4 Policies CSV2 and CSV4 specifically 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.
- 7.5 The extent of the changes to the Listed Building are outlined in the accompanying planning application HGY/2012/0563 and in summary include the following:
- The demolition of the front vestibule extension constructed in 1937 is proposed so that the main entrance to the centre of the building with appropriate opening, doorway and decorative fan light detailing;
  - Removal of the front extension, whilst a significant change to the appearance of the building, would return the façade to its pre 1935 configuration, reflecting the façade of No 8, and conserving and enhancing the character and appearance of conservation area by re-linking the two separate properties forming a pair of symmetrical Villas;
  - The bay window to the rear of the property, is in severe disrepair, will be demolished to allow the opening up of the lower ground floor for accommodation and access to the rear proposed housing;
  - The demolition of the hall to the rear of the site, which is of poor quality construction and disrepair and detrimentally impacts upon the setting of the listed building;
  - Internal walls to the lower ground floor are of little historical value and will be reconfigured to enable habitable rooms to be created;
  - At upper levels it is difficult to establish which are original walls. Care has been exercised to ensure that the likely configuration has been retained or reinstated.
- 7.6 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 brought back into beneficial use. The extent of the alterations and changes proposed are considered to relate sensitively to the original building and its historic character, qualities and setting. As such the proposal is considered to be in accordance with

policies CSV2 'Listed Buildings' and CSV5 'Alterations and Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006. Given the above this application is recommended for APPROVAL.

## 9.0 RECOMMENDATIONS

GRANT LISTED BUILDING CONSENT subject to conditions

### IMPLEMENTATION

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

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

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

### EXTERNAL APPEARANCE

3. 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

4. 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

5. 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

6. 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

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.

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

8. 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

9. 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

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.

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

11. 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

12. 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

#### REASONS FOR APPROVAL

The extent of the alterations and changes proposed are considered to relate sensitively to the original building and its historic character, qualities and setting. As such the proposal is considered to be in accordance with policies CSV2 'Listed Buildings' and CSV5 'Alterations and Extensions to Listed Buildings' of the adopted Haringey Unitary Development Plan 2006