

# ENGLISH HERITAGE

LONDON OFFICE

Mr Jeffrey Holt  
London Borough of Haringey  
Level 6, River Park House  
225 High Road  
Wood Green  
London  
N22 8HQ

Direct Dial: 020 7973 3785  
Direct Fax: 020 7973 3792

Our ref: L00430336

28 August 2014



Dear Mr Holt

## 7 BRUCE GROVE, LONDON, N17 6RA

Thank you for consulting us regarding the proposed variation to the planning consent granted under your ref: HGY/2012/0563. The works under consideration (your ref HGY/2014/2276) would create an additional room above the existing side annexe, formed of glass and steel. This would allow the inclusion of one extra bedroom in flat 6.

7 Bruce Grove is Grade II listed, is contained within the Bruce Castle Conservation Area, and is likely to date from the late eighteenth century, though substantial later alterations have taken place. The house is of considerable significance for its aesthetic, historic, and evidential value. Its size and quality of construction are indicative of Tottenham's prosperity at the time of its construction, and of the more urban architectural character introduced at that time. This character is shared with consecutive pairs of late Georgian buildings along the southern stretch of Bruce Grove, forming a distinct sub area within the Conservation Area itself. The house's significance as part of the historic environment is emphasised by the presence of an English Heritage blue plaque. The building is peculiarly visible as its entire elevation can be seen from any bus parked at the bus stop directly opposite, and the wide road affords views of the house from near and far.

The original planning consent concerns a relatively faithful return of the exterior of the house's historic form, and provides considerable public benefit through the better presentation of this heritage at risk property. In our view, the proposed glass addition would undermine the success of the historically sensitive works originally proposed, and create a jarring and incongruous impression.

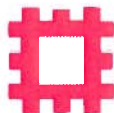
When the setting of the listed building is considered, and of the conservation area as a whole, the proposal appears uncontextual in both form and material. This failure to relate to the architectural consistency of the associated listed buildings of Bruce Grove



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

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will result in some harm to the conservation area. There is a noticeable absence of roof extensions more generally in this area, and the character of the conservation area would be threatened should a precedent for such additions be set.

The proposal also fails to secure an adequate quality of design. The extension, though formed of glass, would principally look out onto rooftop and the rear of a parapet wall, both of which could only be accessed from a separate flat. The junction of the proposed extension with the apparently retained pitched roof is not clear from the submitted drawings.

Significance, character, and setting are all key aspects of the government's National Planning Policy Framework (NPPF) set out in its policy on the historic environment, particularly in paragraphs 126, 128, 129, 132, 134 and 137. The requirement for design quality is a recurring subject in the NPPF, but is particularly discussed in Part 7. Where harm is identified the NPPF requires that any such proposal should be weighed against public benefit. With this additional work we can identify no such public benefit.

The aesthetic value of the listed building and of the conservation area would both be harmed by this proposal. As such, English Heritage is unable to support it and we would urge your council not to approve these works.

Yours sincerely

**Matthew Cooper**

Assistant Inspector of Historic Buildings

E-mail: [matthew.cooper@english-heritage.org.uk](mailto:matthew.cooper@english-heritage.org.uk)

cc

Nairita Chakraborty, London Borough of Haringey



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