

Development Management
Haringey Council
Civic Centre
High Rd
Wood Green
London N22 8LE

3rd February 2026
Reference jf/153

Dear Planning

**HORNSEY TOWN HALL, THE BROADWAY, LONDON N8 9JH
APPLICATION TO DISCHARGE CONDITION 37 OF PLANNING CONSENT HGY/2017/2220**

I write on behalf of my client, Crouch End (FEC) Ltd, to submit an application to discharge condition 37 of the planning consent (ref. HGY/2017/2220) at Hornsey Town Hall, London N8 9JH.

Site Context

The site is located within the heart of Crouch End in North London, within LB Haringey. Hornsey Town Hall is located on the east side of the Broadway, which is the main thoroughfare and retail street in Crouch End. The site is located within the Crouch End Conservation Area, and part of the site is within the Town Centre boundary. The site is in a sustainable location, within Crouch End District Centre with a PTAL of part 2, part 3.

The site is approximately 1.32 hectares and comprises a mix of buildings and open space. The consented development has been largely completed.

Description of Development

HGY/2017/2220 at Hornsey Town Hall, The Broadway, N8

Planning permission was granted on 13th March 2018 for:

Refurbishment and change of use of the Hornsey Town Hall from B1 Use and Sui-Generis Use to a mixed use scheme comprising a hotel (Use Class C1), food and beverage uses (Use Classes A3 and A4), community uses (Use Class D1, D2 and Sui-Generis Use) and co-working use (Use Class B1). Use of the Town Hall roof terrace as a bar (Use Class A4). Removal of east wing extension and erection of east wing roof extensions to the Town Hall. Change of use of the ground floor of Broadway Annex Building East to food and beverage use/drinking establishment use (Use Class A3/A4). Provision of 146 residential units (including 11 affordable) comprising: the erection of a 7 storey building; the erection of a part 4, part, 5, part 6, part 7 storey building and associated carparking at basement level; change of use of the first

and second floors of the Broadway Annexe to residential use and the erection of an extension to the rear of the Broadway Annex; the erection of a residential mews block to the rear of the Broadway Annexe. Alterations and landscaping improvements to the town hall square and open spaces. Provision of cycle parking. Demolition of the Weston Clinic building; courtyard infill extension to the Town Hall; Hornsey Library garage; Library annex and energy centre. Demolition and replacement of metal stairwell to the rear of the Assembly Hall and demolition and replacement of stage hoist structure adjoining the Assembly Hall.

Three listed building consents were also granted on 13th March 2018.

Planning Condition 37

IN THE EVENT the Local Planning Authority provides written notification that details submitted to discharge the condition above demonstrate a failure of the development to achieve the agreed ratings of BREEAM 2014 Refurb: Good and Home Quality Mark, 3 stars, as set out in the post construction certificate, a Remedial Works Plan (RWP) shall be submitted in writing to and for approval by the Local Planning Authority within 3 Calendar Months. The RWP shall provide a full schedule and costings of remedial works required to achieve the agreed ratings. The remedial works shall be implemented in accordance with the approved plan OR the full costs of remediation (including management fees) shall be paid to the Council to an agreed schedule.

This submission comprises:

- BREEAM and HQM Remediation Plan, prepared by Whitecode Consulting;

I trust you have sufficient detail to discharge this condition, however please do not hesitate to contact me if you have any questions.

Yours faithfully,



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Director

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