



# Officer Report

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|----------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0502</b>                                                                                                         |
| <b>Application Type:</b>   | <b>Non-Material Amendment</b>                                                                                                |
| <b>Address:</b>            | Hornsey Town Hall, The Broadway, London, N8 9JH                                                                              |
| <b>Proposal:</b>           | Non-material amendment following a grant of planning permission HGY/2017/2220 for alterations to the approved roof enclosure |
| <b>Case Officer:</b>       | Samuel Uff                                                                                                                   |
| <b>Valid Date:</b>         | 24/02/2026                                                                                                                   |
| <b>Applicant:</b>          | Crouch End (FEC) Ltd c/o agent c/o agent                                                                                     |
| <b>Agent:</b>              | Mr John Ferguson                                                                                                             |

## **RECOMMENDATION**

**Approve**

### **RECOMMENDATION**

GRANT Non-Material Amendment

### **PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **Approved development**

HGY/2017/2220 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 car parking 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 Annexe; 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.

HGY/2019/0288 Non-material amendment following a grant of planning permission HGY/2017/2220 to make internal and external changes resulting from the detailed design stage of the scheme.

#### **Proposed amendments**

The application seeks to amend the approved roof enclosure screening the plant machinery at roof level. This screening was approved as a previous NMA HGY/2019/0288. The roof enclosure was approved with a smaller footprint, which would not have covered the extent of roof plant and mechanical equipment.

### **CONSULTATION RESPONSE**

LBH Conservation: The proposed, justified increase in the area of roof plant and related increase in height to the screening leads to slightly greater visibility of the privacy screen in rear and side elevations of the grade II\* listed Town Hall without this leading to negative impact since the privacy screen has been carefully designed to complement the design, geometries and silhouettes that define the listed building, and therefore the increased visual presence of the plant enclosure is expected to quietly crown and complement the Art Deco character of the host building.

Accordingly, the application is supported from the conservation stance.

### **ANALYSIS/ASSESSMENT**

Legislation came into force on 1 October 2009 which legally allows the Council to approve non-material changes to approved developments (Statutory Instruments 2009 No. 2261 Town & Country Planning (General Development Procedure) (Amendment no 3) (England) Order 2009.Assessment.

The proposed roof enclosure remains relatively subordinate and generally in-keeping with the renovated Town Hall.

The larger incursions into the roof and closer proximity to the edge of the roof do have a greater visual impact but remain preferable than the visible plant and mechanical equipment. The screening design is considered to be in-keeping with the heritage style of the building.

The as-built change is noticeable but is of a modest scale of development in the context of the significant works undertaken in the approved permission - the Conservation Officer raises no objection.

On this basis it is considered that the proposed additional works would be non-material and would not harm the character or integrity of both the listed building, the adjacent conservation area or the wider streetscape and the area generally.

### **Conclusion**

As such the non-material amendment is recommended for approval.

### **RECOMMENDATION**

GRANT Non-Material Amendment