



Officer Report

Application Number: HGY/2023/0832
Application Type: Approval of details reserved by a condition
Address: Hornsey Town Hall, The Broadway, Hornsey, London, N8 9BQ
Proposal: Partial approval of details pursuant to condition 4 (Hard and Soft Landscaping) excluding Town Hall Square lamp posts lighting columns, attached to planning permission HGY/2017/2220.
Case Officer: Samuel Uff
Valid Date: 17/02/2025
Applicant: c/o Agent
Agent: Mr William Bellefontaine

RECOMMENDATION

Approve

RECOMMENDATION PARTIAL APPROVAL

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/2019/1918 Approval of details pursuant to condition 4 (hard and soft landscape works) attached to planning permission HGY/2017/2220 **APPROVED**

HGY/2022/1749 Approval of details pursuant to condition 13 (Public Realm Lighting) attached to planning permission HGY/2017/2220 **REFUSED**

HGY/2023/2029 Non-Material Amendment to planning permission HGY/2017/2220 to amend the approved period lighting columns and hard landscaping around the memorial tree at the front of the site REFUSED

CONSULTATION RESPONSE

LBH Conservation: The details are considered to be acceptable other than the lighting.

Public consultation:

Crouch End Neighbourhood Forum: Lighting remains a concern. resin bed too large and could have a decorative bed. Larger back rests welcomed but further refinements requested. Will fountain be protected. Some cycle hoops could be replaced by e-cycle parking. Bollards could have some retractable. Clutter in the square. Town Hall Gardens. issues around library parking, access and bin store. (officer Comment: These issues are largely assessed below. The tree bed was considered but officers determined that having such a tree bed would add further unwanted complexity to the resin bed and that a single material was preferable. The standard bike hoops are considered to be suitable for the site rather than specific scooter or e-bike storage. They could be used for such vehicles though. the library details have been resolved through other permissions HGY/2025/0061 for the new bin store and HGY/2025/2579 for the parking management plan.)

ANALYSIS/ASSESSMENT

Condition 4 states:

Prior to the commencement of the development (excepting demolition works), full details of both hard and soft landscape works shall be submitted in writing to and approved by the Local Planning Authority.

Details of hard landscaping works shall include:

- hard surfacing materials
- minor artefacts and structures (eg. furniture, refuse or other storage units, signs etc.)
- proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc)
- repairs and alterations to circular fountain and entrance arrangements on the Town Hall Square side of the building

Details of soft landscape works shall include:

- planting plans for all open spaces (including the Town Hall square)
- a full schedule of species of new trees and shrubs proposed to be planted
- written specifications (including cultivation and other operations) associated with plant and grass establishment;
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- bat and bird box measures; and
- an implementation programme.

The hard and soft landscaping shall be constructed in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following commercial occupation of the Town Hall for community or hotel use. The approved hard landscaping details shall be implemented within 3 months of community or hotel use of the Town Hall (whichever occurs first).

Reason: To protect the amenity of the locality.

Hard surfacing materials – the application has provided detailed plans for all materials. These broadly align with the previously approved hard landscaping details, other than in the instance of the resin bed surrounding the memorial tree at the western edge of the Town Hall Square.

The resin bed has been installed and already shows sign of cracking and holes. The applicant has agreed that this will be repaired as soon as reasonably possible and will be maintained as such thereafter. This has been detailed alongside maintenance of other hard and soft landscaping in the Public Access and Maintenance Plan as approved through the S106. An informative will be attached to this decision to sign post this obligation. Overall, the hard landscaping as installed and scheduled to be maintained is considered sufficient.

Minor artefacts and structures (eg. furniture, refuse or other storage units, signs etc.) – The 2019 approval of landscaping did not provide detail of any elevation or detailing required by the condition. This has been amended in this application which provides details of the external benches, planting beds, bollards, short stay cycle storage, secure covered cycle storage, signage, play equipment, bins, boundary treatment, gates, balustrades which have all been detailed in drawings labelled 1.2 and 1.3. These details are considered to be suitable and can be approved in part.

The application is only a partial discharge on this basis that the final external lighting columns around the Town Hall Square. Drawings including 1.4 E-0-0003 Rev C6 make it clear that the below ground infrastructure only is proposed and that final lighting for these lamp posts is subject to separate discussion. The applicant has installed tall lighting columns without approval and these are subject to separate negotiation. These have previously been subject to a non-material amendment, which was refused.

Other tall lamp post lighting columns have been installed in the heritage design outlined in the approved permission. These are of a similar design to those presented at application stage but the applicant has not been able to provide such lighting throughout the Town Hall Square. This lighting may be suitable in isolation but a comprehensive set of freestanding lighting is required and will need to be submitted when ready under Condition 13 (external lighting).

The gates and furniture in the remainder of the site in amenity spaces within the site is considered acceptable.

Proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc) – A series of drawings starting with the 1.4 prefix have been submitted to this effect. These are considered to be acceptable from a planning perspective only, with no comment made on the functional ability of such details, which would be covered by other professionals aside from Planning.

Repairs and alterations to circular fountain and entrance arrangements on the Town Hall Square side of the building – The fountain has been restored in a suitable manner. The details of lighting have also been provided and are considered acceptable.

Soft landscaping details - Planting details and trees broadly align with those detailed in the 2019 approval, as do bird and bat boxes. These are considered to be acceptable.

Conclusion

As such the details are considered to be acceptable for the partial discharge of the condition, other than for the proposed lamp posts, as part of the '*minor artefacts and structures (e.g. furniture, refuse or other storage units, signs etc.)*' which remain outstanding.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 4

Informatives:

The applicant is informed, for the avoidance of any doubt that this Decision Notice is a partial approval only which **does not** include consent for the proposed lighting / lamp posts throughout the entire Town Hall Square, as part of the '*minor artefacts and structures (e.g. furniture, refuse or other storage units, signs etc.)*' which remain outstanding.