

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

31st March 2026
Reference jf/153

Dear Planning

**HORNSEY TOWN HALL, THE BROADWAY, LONDON N8 9JH
APPLICATION TO DISCHARGE PART CONDITION 4 OF PLANNING CONSENT
HGY/2017/2220**

I write on behalf of my client, Crouch End (FEC) Ltd, to submit an application to discharge part of condition 4 of the planning consent (ref. HGY/2017/2220) at Hornsey Town Hall, London N8 9JH, relating to the public realm lighting.

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 4

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).

This application relates to the following element:

Details of hard landscaping works shall include:

- minor artefacts and structures (eg. furniture, refuse or other storage units, signs etc.)*

Specifically, it relates to the external lighting.

Planning Assessment

I understand there have previously been concerns around the style of lighting in the Town Hall Square and this has been discussed, with justification set out in our letter dated 8th November 2024. To reiterate the key points:

- The original planning permission did not provide specific details of the proposed lighting for the Town Hall Square. Approved drawing ref PX2000 showed the location of lighting for the Town Hall Square. However, this did not specify the type or design of lighting.
- It is considered the planning permission did not approve any specific style or type of lighting, which is why a condition was imposed to control the details of this. The original submission was not accompanied by any detailed lighting assessment that considered proposed lighting options against legislative criteria.
- The proposed lighting strategy includes a combination of heritage and contemporary lighting. The heritage lanterns reference the heritage value of the site whilst the modern lanterns reflect the contemporary redevelopment of the site and modern lighting requirements such as light distribution, source presentation and control.
- The design of the lighting was carefully considered. Alongside the legislative requirements of the lighting, secured by design standards and ecological sensitivity the lighting strategy was designed to respond to the unique and special character of the Town Hall Square by a lighting specialist, Pritchard Themis.
- The area lighting scheme to the Town Hall Square was always conceived as being provided by a combination of both modern and heritage style lanterns. The heritage lanterns clearly reference the heritage associated with the site whilst the modern lighting celebrates the fact that they form part of a contemporary redevelopment which must respond to current lighting requirements such as light distribution, source presentation and control. The main Town Hall and West Wing elevations will be perceived as intended with the heritage style lanterns proposed which match the spherical heritage lights that are currently installed on the first and second floor of the West Wing. The design achieves a balance of meeting modern requirements as well as responding to the heritage value of the square and Town Hall.
- The columns are similar in form to the original column lighting in the Town Hall Square. The installed lighting is a more contemporary style but is of similar form and style to the original column type lighting. Against this context it is not considered the installed lighting has a significant greater impact and harm on the setting of the Town Hall, Broadway Annex or wider Conservation Area.
- Throughout the history of the Town Hall Square there was a mix of globe and linear light lamp post fixtures. The contemporary design of the lamp posts around the square reference the lamp posts installed in the 1950's, please see images below,



1930's photos below of the historic lighting (globe lights and bollards) which are replicated:



This submission comprises:

- Lighting Equipment Specification, prepared by Pritchard Themis;
- External Works Lighting details drawing ref X3106 rev 00,
- Sitewide External Lighting Layout_As Built_AB_0, 10687-E-00-SW-0002(1)_
- Sitewide External Lighting Layout_As Built_AB3_0 10687-E-00-SW-0002(2)_
- External Lighting Layout (Architect Design)_As Built_AB1_0 10687-E-0-0003_
- External Lighting Layout Town Hall Facades_As Built_AB_0 10687-E-0-0004_
- Site Location Plan
- Planning application fee

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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