



Officer Report

Application Number:	HGY/2026/0307
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Town Hall, The Broadway, London, N8 9JH
Proposal:	Approval of details pursuant to conditions 36 and 37 (BREEAM) attached to planning permission HGY/2017/2220
Case Officer:	Samuel Uff
Valid Date:	04/02/2026
Applicant:	Crouch End (FEC) Ltd c/o agent Shulem c/o agent
Agent:	Mr John Ferguson

RECOMMENDATION

Approve

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 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.

CONSULTATION RESPONSE

LBH Carbon Management: The additional information submitted has satisfied the conditional requirement.

ANALYSIS/ASSESSMENT

Conditions 36 and 37 read:

36. 6 Calendar Months following any residential occupation of the development, a Post Construction Certification (issued by an independent certification body) shall be submitted in writing to and approved by the Local Planning Authority. The submission shall demonstrate the approved development achieves a rating of BREEAM 2014 Refurb: Good and Home Quality Mark, 3 stars. The rating shall be maintained thereafter.

REASON: To ensure sustainable development.

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.

REASON: To ensure sustainable development.

Pursuant to conditions 36 and 37 the applicant has submitted the HQM and BREEAM Assessment submission report and evidence pack, along with the BRE feedback report, and the appendices for the remediation plan.

The Remediation Plan states that formal certification has not been possible due to outstanding BRE evidence comments and limited availability of the original project team.

The remediation plan concludes that the development still complies with the principles of the criteria for credits and would achieve BREEAM "Good" (46.08%) and HQM 3-star with the lowest unit scoring 55.80% as evidenced by the HQM and BREEAM Assessment tracker and no remedial works are required and therefore, there are no costs associated with achieving this rating.

This has been reviewed by the Carbon Management Team and considered acceptable.

Conclusion:

GRANT DISCHARGE OF CONDITIONS 36 and 37.