



# Officer Report

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|----------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0943</b>                                                                                           |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                             |
| <b>Address:</b>            | Hornsey Town Hall, The Broadway, London, N8 9JH                                                                |
| <b>Proposal:</b>           | Approval of details pursuant to condition 13 (External Lighting) attached to planning permission HGY/2017/2220 |
| <b>Case Officer:</b>       | Samuel Uff                                                                                                     |
| <b>Valid Date:</b>         | 31/03/2026                                                                                                     |
| <b>Applicant:</b>          | Crouch End (FEC) Ltd c/o agent c/o agent                                                                       |
| <b>Agent:</b>              | Mr John Ferguson                                                                                               |

## **RECOMMENDATION**

**Refuse**

## **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.

**PLANNING PERMISSION GRANTED**

HGY/2022/1749:

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

**REFUSED**

HGY/2026/0942:

Partial approval of details of the external lighting columns only pursuant to condition 4 (Landscaping) attached to planning permission HGY/2017/2220

**REFUSED**

### **CONSULTATION RESPONSE**

LBH Conservation: Proposed column lighting undesirable and harmful to character of listed building. Impact exacerbated by the two types of lighting proposed. Inconsistent with the approved development and the level of detail required for this sensitive heritage setting. Insufficient public benefit outlined.

LBH Lighting: No objection

LBH Ecology: No comment received

### **ANALYSIS/ASSESSMENT**

*Condition 13 reads:*

*13. Prior to the use of the Town Hall as a hotel, a Public Realm Lighting Strategy shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall demonstrate that public lighting is bat sensitive in accordance with the Preliminary Ecological Appraisal (July 2017 - prepared by Phlorum). The strategy shall be implemented as approved and maintained thereafter.*

*Reason: To protect the environment.*

This is a resubmitted submission of details application for details of a Public Realm Lighting Strategy, following the formal refusal of details application under reference HGY/2022/1749.

The application for lighting details firstly requires confirmation of an agreed public realm lighting design, as set out in condition 4 of planning permission HGY/2017/2220.

A recent submission for the main lamp post columns has been refused on design and heritage grounds. As with the previous refusal for condition 13 - HGY/2022/1749, the lack of an approved design for this lighting means that the resultant Public Realm Lighting Strategy remains ambiguous and therefore, it is not possible to approve this lighting specification given that the design is unacceptable.

The previous refusal also highlighted shortcomings in the lighting strategy in confirming the public lighting was acceptable from a bat sensitivity and ecological perspective, which is the primary reason for the condition. The applicant has previously advised that the lighting will comply with bat sensitivity, and this is supported by the External Lighting Report in Consideration Bat Ecology and Conservation Compliance Report, prepared by Whitecode Consulting.

The External Lighting Report for Bat Ecology highlights that there are no known bat flight paths or roosts in the development site, which reiterates the preliminary assessment undertaken at application stage.

Other key considerations of LED lighting, minimising light spill and keeping lighting to a minimum have been outlined. In principle such considerations are welcomed, but given that the external

lighting column design has been refused, there remains ambiguity as to what lighting will be acceptable and whether these key elements of the Public Realm Lighting Strategy will be acceptable.

The previous refusal also highlighted comments from the Metropolitan Police regarding safety and security from a designing out crime perspective. Such considerations should be considered as part of the lighting strategy but are less relevant in this application given the specificity of this to ecology.

On this basis it is considered that until an agreed lighting design has been approved it is not possible to approve a Public Realm Lighting Strategy, nor to assess possible impacts on ecology until the lighting design specifications are known.

As such the application is recommended for refusal.

## **RECOMMENDATION**

REFUSE

### **Refusal Reasons:**

The proposal relies on a scheme of lighting that has been refused consent under planning reference HGY/2026/0942 and as such relies on assumptions of lighting calculations that relates to unauthorised lighting currently in situ and it is ambiguous as to whether suitable ecological mitigation will be achievable until the final lighting design is approved. As such, the proposal is contrary to Policies D4, G1 of the London Plan 2021, Policies SP1 and SP13 of Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM19 of the Development Management Development Plan Document 2017.