



Officer Report

Application Number: HGY/2024/0347
Application Type: Non-Material Amendment
Address: Hornsey Town Hall, The Broadway, Hornsey, London, N8 9BQ
Proposal: Non-Material Amendment to permission HGY/2017/2220 to 1) introduce rear entrance steps to the southern (rear) elevation to Hornsey Town Hall and ramp alongside this part of the Town Hall; 2) amendment to ramped entrance to the southern corner of Town Hall Gardens ; 3) removal of 3 x trees and replanting of replacement trees; 4) associated amendments to approved landscaping and levels within Town Hall Gardens; and 5) amendments to approved landscaping of Town Hall Square.
Case Officer: Samuel Uff
Valid Date: 12/02/2024
Applicant: c/o Agent
Agent: Mr William Bellefontaine

RECOMMENDATION

Refuse

RECOMMENDATION

REFUSE 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 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. Provision of 11 Units of Affordable Housing. 13/03/2018.

Proposed amendments

This application seeks to introduce rear entrance steps to the southern (rear) elevation of Hornsey Town Hall Grade II* Listed Building, with associated handrails and walls. An external ramp is also proposed alongside this part of the Town Hall and a further ramp is proposed in the southern corner of Town Hall Gardens.

Further proposed removal of 3 x existing trees (T30, T33 and T35) are also proposed, with associated proposed planting of replacement trees. The changes to Hornsey Town Hall Gardens appear to be led by a correction to the levels within Town Hall Gardens from the approval. These changes would be accompanied by associated landscaping.

A further amendment to approved landscaping of Town Hall Square is also proposed and would clarify that a gate will be installed alongside retained bollards.

CONSULTATION

1 neighbour comment has been received and is summarised below:

- Overlooking from removal of trees
- Disturbance – 5th year of construction

ANALYSIS

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

Design and Heritage

The proposed changes have been broadly explained as to why they are required in achieving access to the approved rear part of the site. However, these do not detail the relative pre-existing, approved and proposed drawings or narrative regarding the levels to indicate why such amendments are necessary.

The works are within the setting of a Grade II* Listed Building but have not been fully justified in a heritage led approach nor detailed sufficiently to ensure that such deviations from the approved scheme would not cause harm to the heritage asset. No details of the layout or design of the steps, nor associated handrails has been provided to show that these would be in-keeping with the character of the building and its setting. It is accepted that some detail of materials could be covered by amendments to existing conditions but the overall design and materiality are required prior to determination of the impact and have not been sufficiently addressed in this submission.

Limited detail of elevations and sections approved / proposed have been provided meaning assessment of whether these are non-material changes is problematic. Further detail was requested but has not been provided.

Trees and landscaping

There is no technical detail provided to justify the loss of the existing trees and replacement species size and scale. There is reference to approved works to trees in the Town Hall Square, as well as the TH Gardens, but it is unclear whether these are deviations from approved or not.

Details are shown of the play space but these have not been approved. It is unclear what the type of planting would be throughout as only basic information in key form has been presented.

Amenity

An objection has been received from a neighbour on Hatherley Gardens regarding the removal of trees and proposed amendments to levels. Limited detail has been provided to show the relationship between the rear garden boundary treatment of these neighbours to the Town Hall Gardens. The raised planting bed and key of species list does not offer sufficient detail to satisfy that there would not be overlooking, nor that these would act as a deterrent to intruders.

Accessibility

Insufficient detail has been submitted to justify the ramp or that this would provide a level access. It is unclear how disabled residents or parents with push chairs would navigate from the play space to the upper levels if there are level changes and only stepped access.

It is unclear how wheelchair users would access the rear part of the Town Hall and if they would have access to that part of the Town Hall accessible by steps. The journey for people with compromised mobility has not been sufficiently detailed to satisfy that this would not have equalities concerns.

Transport

It is unclear what bollards are being retained and which bollards are being removed. There is reference to a Transport Assessment but that was not submitted as part of this application. Further clarifications have been sought but have not been provided.

Conclusion

Therefore, given the comments above, it is considered that the proposed amendments CANNOT be determined to be Non-Material.

RECOMMENDATION

REFUSE Non-Material Amendment

Refusal Reasons:

The submission provides insufficient and unsatisfactory detail to determine whether the amendments would be non-material and whether these will be acceptable. As such the non material amendment is refused.