



Officer Report

Application Number:	HGY/2023/2029
Application Type:	Non-Material Amendment
Address:	Hornsey Town Hall, The Broadway, Hornsey, London, N8 9BQ
Proposal:	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
Case Officer:	Samuel Uff
Valid Date:	26/07/2023
Applicant:	c/o Agent
Agent:	Mr William Bellefontaine

RECOMMENDATION

Refuse

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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 amend the Town Hall Square lighting columns and resin bed material around the bed of the memorial tree at the front of the site, adjacent to Broadway.

CONSULTATION

- LBH Trees: A 100mm separation at least is required from the base of the tree. The larger surface of resin is favoured in terms of tree protection (Officer Comment: Comments on tree protection noted and will be balanced against visual impact and the heritage setting)
 - LBH Lighting: The installed lighting is inappropriate. There is no mention of which part of the British Standard this design meets. This type of lighting can cause light pollution and light trespass onto adjoining properties.
 - LBH nature Conservation: No comments received (Officer Comment: informal discussion concluded that the survey would need to be updated when the final design of lighting was agreed).
 - LBH Conservation: No formal comment received.
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- Met Police Crime Prevention: The applicant has been advised that an independent and competent lighting professional competent to ILP level 3 or 4 is required.

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

Tree bed material

The retention of the Memorial Tree in this location has been agreed previously but no corresponding change of hard landscaping was approved. The approved landscaping plan (subject to subsequent amendments) was approved as York Stone but has been replaced by a resin bed. The application details this as Stonebound HB UV, which is a form of resin bound natural aggregates.

It is accepted that there is a need for a suitable materiality that will allow the tree roots to carry on growing and will not damage the tree. However, the material already shows signs of degradation and cracking and a concern regarding the quality and lack of a maintenance plan have been conveyed to the applicant. No attenuation or relaying of the resin has been proposed as part of this application. There is a Public Access Plan drafted that could capture how such maintenance may be achieved.

An LBH Tree Officer has visited the site and advised that the health of the tree is at risk if the resin bed is not pulled back by at least 100mm. No detail of how this would be achieved or finished has been provided despite repeated requests for this information.

The poor state of the material has potential trip hazards, as does the raised plaque, as well the visual impact on this heritage setting and health implications for the tree. Therefore given the works are unacceptable from design, tree health and highway safety perspective they cannot be considered as 'non-material'.

Town Hall Square Lighting

The approved DAS and Committee Report reference the re-use of the period lighting columns and bollards. No alternative design was proposed within the application or within a subsequent approval of landscaping (HGY/2019/1918 – now subject to amendments). A freestanding plaque is

not shown on plan but has been added. The plaque is welcomed but the design and projection above the resin has not been agreed and will require scrutiny.

The installed lighting is a more modern design, which is claimed to have improved performance for LUX levels, light spill and trespass, which will also enable the use of associated CCTV. The suitability of the lighting has been questioned by LBH Lighting and Metropolitan Police Crime Prevention officers.

The submission does not include surveys by suitably qualified engineers and does not consider all existing lighting in the immediate context. Therefore, it has not been possible to assess whether the proposed lighting would be suitable in this setting, as approved, nor that the installed lighting is acceptable. On this basis it has not been possible to establish whether the installed lighting is an appropriate amendment.

LBH Conservation officers have stated that the suitability of lighting would be required to establish whether this could be balanced against the harm to the setting of the listed buildings of the Town Hall and Town Hall Annexe, as well as wider conservation area.

Likewise, LBH Nature Conservation Officers have requested that the requested lighting studies be undertaken and LUX determined before an assessment of the impact on nature conservation can be undertaken.

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.