

Officer Report

Application Number:	HGY/2022/3891
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Town Hall, The Broadway, Hornsey, London, N8 9BQ
Proposal:	Approval of details pursuant to condition 49 (Hotel Accessibility Plan) attached to attached to planning permission HGY/2017/2220
Case Officer:	Samuel Uff
Valid Date:	25/10/2022
Applicant:	MR John Bassi
Agent:	MR John Bassi

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

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 Annexe; 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 Building Control: Consideration has been given to accessibility and fire, both of which will be covered by Building Regs.

ANALYSIS/ASSESSMENT

Condition 49 reads:

Prior to the use of the Town Hall as a hotel, a Hotel Management Plan shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail an accessibility strategy in line with the SPG Accessible London. The plan shall additionally detail an operational strategy. The hotel operation and accessibility shall be in accordance with the approved plan.

REASON: To ensure high quality and accessible visitor accommodation

SPG Accessible London requires that development be accessible to all sections of the community, including disabled and older people. Pursuant to condition 49 the applicant has submitted a management plan that provides details of servicing details, accessible parking and movements through the building. The accessibility arrangements on a day to day basis and in the event of fire have been considered and broadly aligns with SPG Accessible London and current policy. Importantly, these details would be scrutinised by Building Regulation for the internal layout and have been initially reviewed and considered to comply with the condition requirement.

On this basis it is considered that the hotel management plan is sufficient in meeting the requirements of condition 49.