



Officer Report

Application Number:	HGY/2022/1772
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Town Hall, The Broadway, London, N8 9JJ
Proposal:	Approval of details pursuant to condition 34 (Combined Heat and Power Details) attached to planning permission HGY/2017/2220 (revised details following approval HGY/2019/1438)
Case Officer:	Samuel Uff
Valid Date:	14/10/2022
Applicant:	Crouch End (FEC) Ltd,
Agent:	Ardmore Construction Group Ltd

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 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 Carbon Management: Response 02/08/2023:

The applicant submitted documents in the form of schematic diagrams and plans provides the location of the energy centre, specifications of the equipment, flue arrangement and future connection designs. The operation and management strategy are confirmed to be as per the Bosch premium service contract. The details must demonstrate that the unit to be installed complies with the emissions standards as set out in the London Plan SPG Sustainable Design and

Construction for Band B. The details shall also include a CHP Information Form. The following actions are required:

- Detailed specification of the proposed CHP equipment.
- Details of the complete flue arrangement plan showing the location of the flue terminations and their respective termination heights.
- Additional information on operation and management strategy.
- Information on failure of CHP and what alternative strategy will be applied, as well as a decarbonisation strategy.
- Demonstrate how the units to be installed comply with the emission standards as set out in the London Plan SPG Sustainable Design and Construction for Band B.
- Provide a CHP information form.

Without the further information Condition 34 cannot be discharged.

Response 23/05/2024:

The applicant submitted documents in the form of schematic plans and specification sheet, provides the location of the flue termination points and their respective termination heights.

The applicant confirmed that upon failure of CHP plant, backup boilers have been designed to supply the site heat load. Furthermore, there is an allowance for district heating network connection.

ANALYSIS/ASSESSMENT

Condition 34 reads:

34. Prior to the commencement of the development (excepting demolition) details of the Combined Heat and Power (CHP) facility and associated infrastructure shall be submitted in writing to and for approval by the Local Planning Authority. The detail shall include: a) location of the energy centre; b) specification of equipment; c) flue arrangement; d) operation/management strategy; and e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link) The heat and hot water loads for the units on the site shall provide for no less than the total CO2 reduction: Block A: 30.2%, Block B: 32.4%, and the Mews: 32.4%. The CHP system shall contribute a minimum of 75% of heat. The details must demonstrate that the unit to be installed complies with the emissions standards as set out in the London Plan SPG Sustainable Design and Construction for Band B. The details shall also include a CHP Information Form. The Combined Heat and Power facility and infrastructure shall be installed in accordance with approved details and maintained thereafter. The system shall be operational prior to the first residential occupation of the development, unless approved in writing by the Local Planning Authority.

REASON: To ensure the facility and associated infrastructure are provided and allow for the future connection to a district system

The condition 34 was previously approved under ref HGY/2019/1438. The cover letter states that the application has been resubmitted as the previously approved CHP in Block A energy centre would have served Block A, Block B, the Town Hall and the Hotel only. This submission proposes additional connections to the Mews and the Broadway Annex building. Additional documentation showing the heat distribution schematics for each block has been added. The energy centre has also been redesigned to accommodate these changes.

The submission has been reviewed by Carbon Management Officers who have requested further information does not demonstrate that the unit to be installed complies with the emissions

standards as set out in the London Plan SPG Sustainable Design and Construction for Band, nor does it include a CHP Information Form.

The additional information has provided the CHP Technical specifications, flue schematic and addressed the concerns. As such the revised details are considered sufficient.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 34