



Officer Report

Application Number: HGY/2023/1703
Application Type: Approval of details reserved by a condition
Address: Hornsey Town Hall, The Broadway, Hornsey, London, N8 9BQ
Proposal: Approval of details reserved by a condition 15 (Heritage Management and Maintenance Plan) of the approved planning permission HGY/2017/2222
Case Officer: Samuel Uff
Valid Date: 27/06/2023
Applicant: c/o Agent
Agent: Mr William Bellefontaine

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 Conservation: The CMP as amended is acceptable.

Public Consultation:

Crouch End Neighborhood Forum: Concern regarding unattached furniture and fittings, obligations must be transferable to any new owner. The HMMP should be monitored by the Community Steering Group (where relevant these have been addressed and incorporated into the updated document)

ANALYSIS/ASSESSMENT

Condition 15 reads:

Prior to the use of any part of the Town Hall (including proposed extensions) for commercial or community use, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council in consultation with Historic England. The plan shall include a program for regular survey, repairs and maintenance of the building following completion of the development.

Condition 15 has been reviewed and discussed in consultation with the councils Conservation Officers and Historic England. The initial report raised a number of issues that have subsequently been addressed. As such the details are now considered to be acceptable.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 15