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Co-ordinator

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11 December 2017

To: All Members of the Planning Sub Committee

Dear Member,

Planning Sub Committee - Monday, 11th December, 2017

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

8. HORNSEY TOWN HALL, THE BROADWAY N8 9JJ (PAGES 1 - 190)

Yours sincerely

Felicity Foley, Principal Committee Co-ordinator
Principal Committee Co-Ordinator

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ADDENDUM REPORT FOR ITEM 8**UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8**

Reference No: HGY/2017/2220 - Planning Permission- Town Hall site HGY/2017/2221 - Listed Building Consent Hornsey Library HGY/2017/2222 - Listed Building Consent Town Hall HGY/2017/2223 - Listed Building Consent Broadway Annex	Ward: Crouch End
Address: <p>Proposals: <i>Permission: 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</i></p>	

1. Additional Representations

- 1.1. The representations attached at **Appendix AD1** were received following 21st November 2017 up to the day of committee. Additional representations include 110 pro forma letters in support of the scheme. These were submitted by the applicant. These letters are **Appendix AD2**.

1.2. Officers have considered these representations. The recommendations to grant planning permission and listed building consent subject to conditions remains unchanged for the reasons set out in the committee report. This includes the additional submissions regarding daylight/sunlight.

1.3. The total number of responses from adjoining occupiers (excluding Local Groups) was:

- Supporting: 118 (including 110 submissions made on behalf of the applicant)
- Neither Supporting nor Objecting: 16
- Objecting: 736

1.4. While every effort has been made to consolidate responses from commenters, it may be the case that the same commenter that responded more than once during different rounds of consultation were counted separately, and the number of objectors may be slightly over represented in the above totals. The material issues raised are summarised in Section 2 of the committee report.

2. Additional Comments from Historic England

2.1. Historic England have provided additional commentary to clarify their statutory obligation in assessing the applications. This letter is **Appendix AD3**. Historic England's position in relation to the applications remains unchanged. Historic England has authorised Haringey Council to grant Listed Building Consent for the Town Hall (subject to endorsement by the Secretary of State) and raises no objection to the development proposal in planning terms. The officer recommendation therefore also remains unchanged in response to Historic England's comments.

3. Feedback on Conditions

3.1. Officers have received feedback regarding **Condition 15** (as set out in Appendix 1) that would restrict the hours of operation of any restaurant and public house uses on the site (A3/A4 Uses) in line with the 2010 planning permission.

3.2. The view from commenters that the London Plan's November 2017 Culture & the Night-Time Economy SPG promotes integration of planning and licensing, and support for the viability of cultural venues in London, is noted. The London Plan Town Centres SPG promotes the management of the night time economy reconciling economic benefits and the concerns of local residents.

3.3. Officers attach the previous premise licence issued to the meanwhile operator for information as **Appendix AD4**. Officer recommend based on feedback that condition 15 is amended to:

The external A3 and A4 uses on the Town Hall roof top area hereby permitted shall not be operated before 0800 or after 2300 hours on any day unless agreed in writing with the Local Planning Authority.

REASON: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

3.4. The applicant will be required to secure a fresh premise license in the event planning permission is granted.

3.5. Local groups and residents have requested a forum that may allow for feedback following the grant of planning permission and during the construction process. While officers note the impacts of construction will be monitored by the Local Authority, members may wish to consider the imposition of a planning condition that would establish such a forum. Any planning condition would need to meet tests around relevance and enforceability.

4. Corrections to CIL Calculations

4.1. There are typographical errors in section 7 in the report. These resulted from an indexation calculation error by officers and an error transcribing the applicant's CIL figures into the committee documents. The text of Section 7 is updated as per the below:

7 Community Infrastructure Levy (CIL)

7.1 Based on the information given on the plans (and incorporating 11 units of affordable housing), the Mayoral CIL charge will be £676,648.25 (15,288 sqm x £35 x 282 / 223) and the Haringey CIL charge will be £2,307,812.49 (7,380.80 sqm x £265 x 282 / 239).

4.2. The amount of CIL generated by the development as a local finance consideration may be taken into account by planning sub-committee in so far as it is material to the application. However, the CIL rates and chargeable areas are set by regulation and are not a matter of planning judgement for officers or committee members. The corrected figures therefore do not materially alter the officer recommendation.

4.3. Comments on the published committee report also noted that the Mayoral CIL has a higher net chargeable area than the Haringey CIL. This is because the formulas for the Mayoral CIL and Haringey CIL are different. For the Mayoral CIL the net chargeable area calculations include all proposed uses on the site, whereas Haringey's Charging Schedule (revised November 2017) imposes a Nil CIL charge on non-residential uses within the Town Hall complex. Haringey's charging schedule is below for member's reference. The chargeable areas for CIL are pursuant to regulations (as noted above) and may differ from areas used for viability purposes.

Table 2- Approved CIL Charging Schedule for Haringey				
CIL charge (£/square metre)				
Use	Western	Central	Eastern	Mayoral CIL
Residential	£265	£165	£15	£35
Student accommodation	£ 265	£165	£15	£35
Supermarkets	£95			£35
Retail Warehousing	£25			£35
Office, industrial, warehousing, small scale retail (use class A1-5)	Nil Rate			£35
Health, school and higher education	Nil Rate			Nil
All other uses	Nil Rate			£35

	COMMENTOR	COMMENT
562	<p>Tomoko Kobayashi 30 Weston Park London N8 9TJ</p> <p>Objection to the proposal</p>	<p>> I have a flat and live on Weston Park just opposite to the gate to the development and I am very worried to lose the loveliness of the area soon if this plan goes ahead.</p> <p>></p> <p>> I am grateful to the people who provided your mail addresses to give me an opportunity to let you know my concerns with regard to the development.</p> <p>></p> <p>> As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>></p> <p>> I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>></p> <p>> 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>></p> <p>> I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>></p> <p>> Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>></p> <p>> Ensure flats in any final development are offered on the local market first.</p> <p>></p> <p>> Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
563	Hannah Cheesbrough	As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming

	<p>Flat 33, Granville Court Mountview Road London N4 4JL</p>	<p>planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, an important hub in our community, but feel this should be achieved without impacting our Conservation Area and Town Centre. Most importantly, any residential development should benefit all sections of society. It is my understanding that only 11 units, the majority one bedroom or studio flats, will be 'affordable'. That's 7% of the total 148 units the developer wants to build, instead of Labour policy of 40%. I do not feel the council is representing it's community in creating more housing that only the wealthiest can afford, this is not community building, it is creating an even more out of touch rich enclave of our town. As someone working in the arts, I welcome the prospect of a vibrant local arts centre, however, what will this offer to low income individuals and families who cannot even afford to live locally? How will the arts centre reach the people that might benefit from it the most? I work in Granary Square, Kings Cross and have seen first-hand what big developments can do to a once deprived area, I now have the advantage of working in a pleasant, well maintained area with all manner of shops, bars and eateries but these are not accessible to the vast majority of low income residents in the area. Local new build housing is sold off to overseas investors and is extravagantly priced, retail spaces are unaffordable to small start-ups and creatives, shops and restaurants are chains rather than independent businesses and as such the area, although shiny and attractive does not develop or regenerate anything new. There is little real innovation and no real sense of community. Please stand up to developers for this and other projects. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan or at least</p>
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		<p>increase the number of affordable homes in the development and ensure flats are offered on the local market first.</p> <p>The recent tragedy of Grenfell Tower highlighted the shocking inequality in our city, I hope the council sees any development as an opportunity to offer something to the many not the few.</p>
564	<p>Philip Smith 57 Ridge Road London N8 9LJ</p> <p>Objection to the proposal</p>	<p>I am alarmed by the proposed demolition of the Weston Clinic Building. This seems to be a rare gem and I know of none other of this age and description.</p> <p>I am surprised there is no protection status for this and I would be grateful if you could confirm why.</p>
565	<p>James Sullivan 28 Weston Park London N8 9TJ</p> <p>Objection to the proposal</p>	<p>As a resident of Weston Park, N8, I am writing to ask you to represent my views in the forthcoming HPC meeting regarding the FEC's development behind the Town Hall.</p> <p>Whilst I welcome the restoration of the Grade II listed building, I feel this should be achieved without damaging our Conservation Area and our Town Centre, and most importantly, without using the Weston Park entrance to gain access to any proposed construction site.</p> <p>This development is totally unsuitable for such a small, quiet, residential area such as this. An additional 500 residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, parking and crime. Of this there can be absolutely no doubt.</p> <p>Also, such a large development will inevitably mean a much greater increase in noise pollution and air pollution, not to mention an invasion of privacy and overshadowing of local properties.</p> <p>The sheer scale of the proposed redevelopment will mean a huge increase in Heavy Goods Vehicles and other construction-related vehicles travelling along what is a very narrow, very quiet, residential street.</p> <p>As I said, this will cause a huge increase in noise and air pollution as well as posing an added danger for the many children who live on our road, including the many children that use it as part of their daily route to and from school.</p> <p>The stretch of road beyond the Weston Park entrance to the Town Hall is effectively a one-way street, with</p>

		<p>no-entry to the high street beyond. This makes Weston Park a 'dead-end' street. With so few driveways and so many cars parked along our road, the turning and reversing of any construction vehicles will be almost impossible without causing considerable disturbance and, no doubt, damage.</p> <p>If you are unfamiliar with the Weston Park entrance to the rear of the Town Hall, please, please make time to pay us a visit. Once you do, I am sure you will be in no doubt about how totally unsuitable our quiet residential road is to having any heavy goods vehicles or construction/plant material travel along it.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p>
566	Ruth Selig 53 Weston Park London	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our Conservation Area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique Conservation Area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
567	Alison Johnston 33 Ashford Avenue	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p>

	<p>Hornsey N8 8LN</p> <p>Objection to the proposal</p>	<p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
568	<p>Henrietta Edwards 11 Bourne Road N8 9HJ</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the</p>

		privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.
569	<p>Bea Fornie 21 Avenue Road London N6 5DH</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of the building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>I am worried not only about the impact a high rise building will have in such a beautiful area but also on the strain so many flats will put in for example the transport and traffic. I take the W7 every morning to come to work and in the evenings to return home and the queues are ridiculously long, sometimes I have to wait up to 3 or 4 buses to be able to get on a bus.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Crouch End does not need more luxury housing. I moved to the area 7 years ago and I love it around here. I have a managerial role at a London university and I am a mother of one who lives in a one bedroom flat because despite having a good job, I cannot even afford a two bedroom property in this area. This is not a community project/ building. Crouch end is such a cool creative hub with its lovely shops and restaurants. It is the nicest warmest borough and at this rate it will end up losing its appeal and turning into a sleeping borough for the wealthy.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p>

		<p>Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
570	<p>Sally Hall 19 Cecile Park London N8 9AX</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
571	<p>Louise Emerson Flat 3 43 Crouch Hall Road London N8 8HH</p> <p>Objection to the proposal</p>	<p>I have lived in Crouch End for 18 years and I am writing to ask you to represent my opinion and concern in the forthcoming planning meeting about Hornsey Town Hall. Hornsey Town Hall is such an important hub in our community, and its great it is being refurbished; but I feel that this is being done at the expense of destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will break our transport system which is already unable to cope with the numbers of people travelling to Finsbury Park in the mornings, it will also greatly weaken the services in health</p>

		<p>childcare education let alone crime which recently has heightened with people afraid to use their phones on the street and people being murdered in their houses (Muswell Hill) . I am asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will be an eyesore in this area and ruin what is currently a very special area of London with a real village feel - you are contemplating ruining this area if you do not think and listen to what the people of the area want. I wrote to you earlier this year and not one person bothered to respond!!!! If this goes ahead it will be hard to go back on the ruin you will allow by not not insisting that the tallness is decreased. I am not against development but it must be thoughtful and thought out and not like an eastern Europe no brain approach! Please stand up to developers for this and other projects - you have power and you can use it, and if you do not understand the aesthetics of development and the importance of thoughtful development SEEK HELP and advice - do not blindly go with a commercial organisation that could not care less what happens to this quiet village of ours a company that is used to Far Eastern developments of scale and totally uninterested in our views - I met them and its clear they did not know what they were talking about and had to be contained by their PR company!!!! FEC outbid others for the basis of a much smaller development, which was financial viable, so this is surely unfair to allow them to ramp it up for profit and I guess if they do we will all have to get together to make sure the press know that this is the case. Ensure flats in any final development are offered on the local market first. Please get help to check planning documents. the documents presented are incorrect as showed by independent BRE assessment.</p>
572	Sarah Presley	As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming

	<p>9 Cecile Park London N8 9AX</p> <p>Objection to the proposal</p>	<p>planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
573	<p>Meg Goodman 74 Weston Park London N8 9TB</p>	<p>As a local resident of Crouch End I am writing again to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the long-overdue restoration of our Grade II* listed building, but it must be done without destroying the statutorily protected Conservation Area and Town Centre and the essential 'village' feel of Crouch End. The size of the development that will include up to 500 more residents and 130 hotel guests will put considerable strain on already stretched transport, nursery, medical and police services and increase pollution and the short-fall in parking spaces. I am therefore asking you to refuse consent for the 7-storey luxury apartment block that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p>

		<p>I am pleased to learn that some social housing has now been included in the planned development. However, there isn't enough of it and I gather the Council is under-writing the housing that has been proposed. Can this be right? Does this mean that if the developer doesn't build these properties, the Council will do so? What measures are proposed to ensure this doesn't incentivise the developer to default on its obligation? Please don't allow the developer to force your hand on this project. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Please also obtain and independent check on planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by an independent BRE assessment, for example. Finally, if it is within the Council's power to do so, I hope you will ensure that flats in any final development are offered on the local market first. The scandal of London properties being sold off to overseas investors at prices unaffordable to local people – and then left unoccupied in many cases – must not be repeated to the shame of LB of Haringey.</p>
574	<p>James Edwards 11 Bourne Road London N89HJ</p> <p>Objection to the proposal</p>	<p>> As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>></p> <p>> I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>></p> <p>> 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>></p> <p>> I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p>

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575	<p>Daniel de Ville 27 Nelson Road, London N8 9RX</p> <p>Objection to the proposal</p>	<p>As elected councillors I ask you to represent my views in the planning meeting about Hornsey Town Hall.</p> <p>I am pleased that the Grade II listed building is being restored.</p> <p>However, I feel that the planned adjoining buildings are far too large for our conservation area & will impact on existing residents in terms of overshadowing, noise and privacy.</p> <p>Further strain will also be put on our existing amenities such as transport, parking and school placements. We have the potential for an additional 500 to 600 people occupying this development, which is far too many for central Crouch End.</p> <p>A unique opportunity to build something worthwhile will be missed if this existing scheme is allowed to proceed.</p> <p>A much smaller scale solution is required to be in keeping with our environment.</p> <p>I ask you to do the decent thing and resist the developers in this scheme.</p>
576	<p>John Cully 8 Felix Avenue London N8 9TL</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p>

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577	<p>Lucie and Mike Zweck 27 Gladwell road N8 9AA</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community,</p> <p>but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
578	<p>Jane Campbell 5 Tivoli Road London N88RE</p> <p>Objection to the proposal</p>	<p>I am very pleased that this planning application with the recent modifications i.e. lowered building B, some affordable rental housing and improvement to square in front of Town Hall is going ahead.</p> <p>I look forward to the renewed and refurbished centre of Crouch End. I've loved her for 37 years and this is long overdue. HOORAY!!</p>

579	<p>Tomoko Kobayashi 30 Weston Park N8 9TJ</p> <p>Objection to the proposal</p>	<p>It's good the old town hall is going to be restored but I have a massive concern about the planning of two residential blocks behind the town hall as that means we will lose the sun light in our home and also lose the beautiful residential scenery of Crouch End. Why do they have to be so high? I know it means more money to you but how could you ignore the ordinary people's everyday life???? And in response to the locals' opinions you reduced the height of block B just by 90cm? These blocks need to be no more than 4 stories. You might say the reduction of the block will make it not be visible from the Broadway but what about the residents around the development?</p> <p>I am very very sad. What is the point in living in a conservation area after all? While we are not even allowed to put up a satellite dish in front of our house (which is a good idea and a big thumb up to the conservation areas!), money making schemes can allow someone build tall modern buildings to destroy the beauty of the village and take the sunlight from some good residents. I thought this country was always keen on keeping the traditional beautiful way of life but this is a big proof it's not true anymore. So disappointing. Really disappointing.</p> <p>And how about the effects on the practical matters? The buses are already packed in this area. How about schools and doctors etc???</p> <p>I'm just very sad. I can only hope the council won't permit buildings taller than four stories. It may let you make less money if you lose 3 or 4 floors of flats but you need to remember that once you destroy the beauty of the village that will never be retrieved. The modern buildings don't suit the quiet area with Victorian houses. That's why the areas are conservation areas. Please please consider carefully. Please.</p>
580	<p>Katie Coleman 20 Berkeley Road N8 8RU</p> <p>Supports the proposal</p>	<p>I am writing in support of the plans submitted, in consultation with local residents, by The Restoring Hornsey Town Hall group. Having followed this process over many years I believe the proposals submitted are well placed to meet the needs of the whole community.</p>
581	<p>Julia Sheard 8 Hermiston Ave London N8 8NL</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important landmark and a hub in our community, but feel the proposed development will destroy our Conservation Area and Town</p>

	Objection to the proposal	<p>Centre.</p> <p>The increase of 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future overdevelopment that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financially viable, they should be made to stick to that plan. This scheme is too high and too dense.</p> <p>Ensure flats in any final development are offered on the local market first and that some much needed social housing is included.</p> <p>Please independently check the planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
582	<p>Jonathan Ben-Ami 6 Sandringham Gardens London N8 9HU</p> <p>Objection to the proposal</p>	<p>I live near the development In Crouch End and am therefore writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but believe the development will have a significant detrimental impact on the Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the housing development of this height, mass and scale and I believe is out of keeping with the area and have unacceptable impacts on visual appearance and the amenity of the area.</p> <p>Please also independently check planning documents. I understand that a report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>

583	<p>Jodi Myers Flat 12, 125 Hornsey Lane London N6 5NH</p> <p>Objection to the proposal</p>	<p>As a resident of Crouch End ward for over 30 years, I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>While I welcome the restoration of the Grade II* listed building, which is such a valuable community asset, I feel strongly that this should be achieved without destroying our Conservation Area and town centre. 500 additional residents plus up to 130 hotel guests will put considerable strain on already stretched transport, nurseries, surgeries, schools and parking, and may lead to an increase in pollution and crime. Therefore I hope you will refuse consent for the 7-storey luxury apartment block housing that will tower over all other buildings, setting a precedent for future development.</p> <p>Please take a robust approach to developers for this, and other projects, and don't go for the most expedient option at the cost of destroying our unique area. As I understand it, FEC outbid others for the site on the basis of a much smaller development, which they said was financially viable, so they should be made to stick to that plan. It is important that you independently check planning documents - a report submitted by FEC about the impact overshadowing from the proposed development will have on existing residents has been strongly challenged by an independent BRE assessment.</p>
584	<p>Beverley Dunleavy 17 Felix Avenue London N8 9TL</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. The proposals are 4 stories too high and will block out light and dominate the lovely village of Crouch End.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to</p>

		<p>500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
585	<p>Peter Murphy 31b Tottenham Lane London N8</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>Unfortunately, 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, parking, policing, and all local services.</p> <p>The extra traffic will add to already high levels of pollution.</p> <p>We don't need the local environment degraded further, thank you.</p> <p>Are FEC going to pay to offset the effect of all these extra service users?</p> <p>They're not. The council tax payer will have to.</p> <p>As they're based in the Cayman Islands, are they even paying their fair share of uk tax ?</p> <p>As FEC outbid others for the site on the basis of a much smaller development, which they said was financially viable, they should be made to stick to that plan.</p> <p>Its too big!!</p> <p>Half the size would be more in keeping with the neighbourhood and give a better chance for already stretched services to cope.</p> <p>I hope you will have the guts to stand up to FEC whose priority is profit not people.</p> <p>Lets face it, they probably see the council as a walkover.</p> <p>This development is not in the best interests of Haringey.</p> <p>People not profit!</p>

586/7	<p>Jovan Buac Flat 4 20 Haringey Park London N8 9HY</p> <p>Objection to the proposal</p>	<p>As a local resident of Haringey Park, Crouch End, I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>You can find a full and detailed explanation for my objection in the attached Letter.</p> <p>I welcome the restoration of our Grade II listed building, which is such an important part of our history and community, but feel this should be achieved without destroying our Conservation Area and without needing to build a development of monstrous scale behind the Town Hall, which is not in keeping with this particular area.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, parking, nurseries, doctors, schools, pollution.</p> <p>I am therefore asking you to refuse consent for the 7-storey apartment blocks housing up to 500 people that will tower over all other buildings, setting a precedent for future development that is not suited to this part of London.</p> <p>Please stand up to the over-seas developers – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first. Ensure there is affordable housing.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p> <p>am writing in connection with the above plans; the re-development of the Town Hall and the building of new flats on the adjacent land.</p> <p>My strong objections are as follows:</p> <p>1) Too high and too big</p> <p>The scale of the development, particularly the blocks of flats, will dominate this conservation area. In the centre of Crouch End the majority of building are no more that 2-3 storeys high. This development is not in keeping with the character of the area and it seems far too much is being squeezed onto what is not an enormous site. I fear this will limit light to neighbouring properties too. I refer to the neighbouring gated development of flats at Primezone Mews where the height of the blocks is no higher than three storeys.</p>
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		<p>2) Huge pressure on transport and parking I live on Haringey Park, where there will be access to the new blocks of flats. I already find it difficult to park my car on my own street. With the building of so many flats, this will put even more pressure on car congestion and parking. From what I have seen in the plans, there are far too many flats in the proposed blocks and no adequate parking. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. This is completely absurd. I refer to the neighbouring gated development of flats at Primezone Mews where every flat has at least one off-street car park space and thus the cars have no impact on Haringey Park. There are also additional guest spaces. In terms of buses, I strongly urge you to try a commute from Crouch End on a weekday morning. The queues for the W7 bus from the Town Hall bus stop at rush hour already reach the Clock Tower. I don't believe there is enough capacity on buses for all the new residents that will live and work in the proposed development.</p> <p>3) Lack of social housing The proposal has no affordable housing even though the borough requests that there is 40% affordable housing in any new development. The developer says it is not viable to include these – I contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors Haringey has no plans to increase the numbers of school places and doctors in the area that serves the development. Schools and doctors surgeries are already oversubscribed and this situation will surely get worse. I experience this on a regular basis.</p> <p>5) Loss of local independent businesses Currently 130 local people run thriving businesses from the Town Hall which feed the local economy. Where will they go when replaced by a hotel and a few hot desks and what will the rental rates be for these desks?</p> <p>6) No plan for community use</p>
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		<p>What funding and management plans have been set up to maintain a thriving Arts Centre in the development? What assurances are in place to prevent the designated community use spaces ending up as rooms for private hire with no guarantee of community use?</p> <p>7) No detailed restoration plans The developer has failed to set out a detailed programme for the restoration work, which is the primary reason for the development. Are they the right custodians? Haringey must demand full assurances.</p> <p>Overall, this is a classic case of greed over common sense. A development that is not in keeping with the local area and an over-ambitious developer who wishes to squeeze as much as physically possible onto a site, with no regard for how it affects the local community who have chosen to make this area of London their home. I strongly urge you to reconsider and scale back this development to protect the future of this unique place.</p>
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588	<p>Alison Roberts 15 Cecile Park London N8 9AX</p> <p>Objection to the proposal</p>	<p>> As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>></p> <p>> I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>></p> <p>> 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>></p> <p>> I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>></p> <p>> Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>></p> <p>> Ensure flats in any final development are offered on the local market first.</p> <p>></p> <p>> Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
589	<p>Christopher and Ann Hymers 37 Birchington Road London N8 8HP</p> <p>Support for the proposal</p>	<p>With reference to the above planning application for the restoration of Hornsey Town Hall. My wife and I both wish to register our support for the project and hope that it will be successful in going ahead.</p> <p>It will be of considerable benefit in regenerating that area which has sadly become run down through lack of just such investment.</p>

590	<p>Susan Wincott 7 Elder Avenue Crouch End London N8 9TE</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development,</p> <p>which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
591	<p>Julian Roberts 15 Cecile Park London London N8 9AX</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development,</p>

		<p>which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
592	<p>Ann Gale Mann 47 Stanhope Gardens London N6 5TT</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
593	<p>James Sullivan 28 Weston Park London N8 9TJ</p> <p>Objection to the proposal</p>	<p>Comments to Conservation Office</p> <p>As a resident of Weston Park, N8, I am writing to ask you to represent my views in the forthcoming HPC meeting regarding the FEC's development behind the Town Hall. Whilst I welcome the restoration of the Grade II listed building, I feel this should be achieved without damaging our Conservation Area and our Town Centre, and most importantly, without using the Weston Park entrance to gain access to any proposed construction site. This development is totally unsuitable for such a small, quiet, residential area such as this. An additional 500 residents plus 130 hotel guests will put considerable strain on already stretched transport,</p>

		<p>nurseries, doctors, schools, parking and crime. Of this there can be absolutely no doubt. Also, such a large development will inevitably mean a much greater increase in noise pollution and air pollution, not to mention an invasion of privacy and overshadowing of local properties. The sheer scale of the proposed redevelopment will mean a huge increase in Heavy Goods Vehicles and other construction-related vehicles travelling along what is a very narrow, very quiet, residential street. As I said, this will cause a huge increase in noise and air pollution as well as posing an added danger for the many children who live on our road, including the many children that use it as part of their daily route to and from school. The stretch of road beyond the Weston Park entrance to the Town Hall is effectively a one-way street, with no-entry to the high street beyond. This makes Weston Park a 'dead-end' street. With so few driveways and so many cars parked along our road, the turning and reversing of any construction vehicles will be almost impossible without causing considerable disturbance and, no doubt, damage. If you are unfamiliar with the Weston Park entrance to the rear of the Town Hall, please, please make time to pay us a visit. Once you do, I am sure you will be in no doubt about how totally unsuitable our quiet residential road is to having any heavy goods vehicles or construction/plant material travel along it. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p>
594	<p>Mrs Jane Sullivan 28 Weston Park London N8 9TJ</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport,</p>

		<p>nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
595	Rupert Green 1 Nelson Road N89RX	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>

596	<p>Eve Cully 8 Felix Avenue London N8 9TL</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
597	<p>Caroline Clayton 55 Weston Park London N8 9SYS</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community,</p> <p>but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the</p>

		<p>cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
598	<p>Chris Norton Creative Director Cadence Design and Communication 20A Hampden Road, Hornsey London N8 0HT</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
599	<p>Deniz Genc Flat 5, Veryan Court, Park Road London N8 8JR</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p>

		<p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
600	<p>Elizabeth Mann 6 Womersley Road Crouch End London N8 9AE</p> <p>Objection to the proposal</p>	<p>Please be advised that my previous objections to this development remain unchanged by the amendments made by the developer.</p> <p>The proposals remain:</p> <ol style="list-style-type: none"> 1. too big, too high, out of keeping with the local area. 2. There is insufficient social housing. 3. The 'hotel' is not what the local community wants nor needs, and is not commercially viable, whilst displacing many local business/artists/creatives. 4. The local infrastructure - transport, parking, doctors, dentists, schools are already under strain and cannot cope with significant expansion without significant investment, investment which is not being returned to the local community under these plans. 5. The proposals are based on inaccurate assumptions and vastly overestimate the value being given back to the local community 6. It is not clear how the town hall will be restored, nor what investment is being directed towards it's restoration as opposed to the design of the hotel. <p>I expect the council to act in the best interests of the community. It is clear that this is not in the best interests of the community, the only people that stand to benefit from this development are the developers.</p> <p>Please put the community first and reject these plans.</p>

		Please also ensure that the plans get the proper scrutiny they deserve and refer them to the Mayor for review.
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601	<p>Anthony Pippet 77 Redston Road London N8 7HL</p> <p>Objection to the proposal</p>	<p>I NOTICE THAT INSPITE OF STRONG LETTERS OF OBJECTION YOU THE PLANNING AUTHORITY ARE RIDING ROUGHSHOD OVER LOCAL PEOPLE'S CONCERNS.</p> <p>WHO GIVES YOU THAT AUTHORITY?</p> <p>HAVE YOU ALREADY SIGNED UP TO THIS DEAL AND HAVE NO LEVERAGE WITH THE DEVELOPER?</p> <p>CAN YOU ANSWER ANY OF THE ABOVE OR ANY OF THE QUESTIONS BELOW?</p> <p>1.WHY 7 STOREYS WHEN NOT IN KEEPING WITH THE CONSERVATION AND SURROUNDING AREA?</p> <p>2. WHY SO FEW PARKING SPACES WHEN PARKING IS ALREADY SHORT IN CROUCH END?</p> <p>3. WHY AS A LABOUR COUNCIL HAVE YOU NOT COMPLIED WITH POLICY AND GOT 40% SOCIAL HOUSING?</p> <p>4. WHY HAVE YOU NO PLANS TO PROVIDE A DOCTORS AND A DENTISTS SURGERY IN THE DEVELOPMENT?</p> <p>5. WHY IS NO NEW SCHOOL PROVIDED?</p> <p>6. WHY NO PROVISION FOR THE LOCAL BUSINESSES CURRENTLY OCCUPYING THE TOWN HALL?</p> <p>7.AND WHY NO PLAN FOR COMMUNITY USE?</p> <p>8. WHY HAVE YOU NOT INSISTED ON MAKING AVAILABLE THE RESTORATION PLANS FROM THE DEVELOPER?</p> <p>ALL OF THE ABOVE DEMONSTRATE YET AGAIN THE LACK OF BUSINESS NEGOTIATIONS SKILLS WITHIN THE PERSONS WHO REPRESENT US ON HARINGEY COUNCIL.</p> <p>YOUR SEVERELY DISAPPOINTED RESIDENT</p>
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602	Natalie Willems 38 Tregaron Avenue London Objection to the proposal	The height of the proposed plans is completely inappropriate. None of the blocks should be higher than 4 floors levels as this will permanently ruin vistas in the direct and wider surroundings for generations to come. Crouch end is characterised by houses and low built properties. Furthermore the plans lack sufficient affordable housing and is not in line with the council's target. Finally, the plans do not seem to include appropriate underground parking solutions for the new residential blocks.
603	Ann Wright 42a Coolhurst Road London N88EU	I am a Crouch End resident of 42 years standing, with children and now grandchildren growing up here. A few weeks ago I wrote a detailed letter to Haringey Planning Department setting out my objections to the latest FEC submission for Hornsey Town Hall. I now write to you, as our elected representatives, asking you to represent my views at the forthcoming planning meeting. While I welcome the restoration of our Grade II* listed building, I do not think restoration should be achieved at the expense of the homogeneity of the surrounding Town Centre and wider Conservation Area. Hornsey Town Hall is not only an important hub of the Crouch End community, it is also a unique historic building. Allowing it to be dwarfed by a seven-storey tower block is not acceptable on any ground. Not only is the proposed building too high, its mass, footprint, and overshadowing is out of all proportion to neighbouring constructions. Moreover, 500 new residents plus 130 hotel guests will put considerable strain on already stretched transport, rubbish collection, education and health services, parking and policing. I ask, therefore, that you refuse consent for this proposed 7-storey luxury apartment block with housing for up to 500 people, which will no doubt set a precedent for future developments unwelcome by Crouch Enders. I implore you to take a firm stand against the developers of this, and any similar, project. Please do not choose an option that will destroy our unique area. Apparently FEC outbid others for the site on the basis of a much smaller development, which they said then would be financially viable. FEC should be made to stick to that plan. In addition, please ensure that flats in any final (hopefully smaller) development be first offered on the local market, to avoid what has happened in Central London, where foreign speculators own empty flats to the detriment of much needed accomodation for local famiies.

		And finally, please check planning documents independently. A report submitted by FEC concerning privacy and overshadowing of nearby properties has been strongly challenged by an independent BRE assessment.
604	<p>F Thomas 59 Weston Park Crouch End London N8 9SY</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking, and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financially viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market.</p>
605	<p>Peter Romhanyi 92 Park Avenue South London N8 8LS</p> <p>Objection to the proposal</p>	<p>> As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>></p> <p>> I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>></p> <p>> 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>></p> <p>> I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>></p>

		<p>> Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>></p> <p>> Ensure flats in any final development are offered on the local market first.</p> <p>></p> <p>> Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by independent BRE assessment.</p>
606	<p>Vic Upson 10 Aubrey Road Crouch End London N89HH</p> <p>Objection to the proposal</p>	<p>I have lived in Crouch End all my life and it is a great shame to see the town hall and the surrounding area sold off with out careful consideration to the impact on the community.</p> <p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been</p>

		strongly challenged by in independent BRE assessment.
607/10	Ivan Cardoso INSERT	<p>The original message was edited already so I've changed it slightly to show my views.</p> <p>As a local resident of Crouch End, for the past 4 years, I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. However, I must stress how important it is to build new houses and the services so much needed to cover a new wave of residents and also the needs to drive property prices down so that those in the same position as me (millennia's who can't buy a new house... unless we stop eating avocados) 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime - which I ask you to also consider building an extra school, expand the health services on park road and any other services that might be needed by these residents (we don't need a tube station tho)</p> <p>I am therefore asking you to NOT refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Doing so will just keep the crazy prices of the current property in the area and keep those that already own houses comfortable without any devaluation of their property - I don't want to be a cynic but I would imagine those would be the ones opposing these plans. We need more houses and sometimes someone must loose and at this time it needs to be those with overvalued houses in the area.</p> <p>Please ensure flats in any final development are offered on the local market first - a 3 bed for circa 300k would be nice :)</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment - I'm not too sussed about this line but make sure you follow the law.</p> <p>Additional Comments</p> <p>Thank you for this.</p>

		<p>I see no problem with the proposed changes. In fact, I welcome them. A4 licenses are something that don't come easy and I urge the council to go ahead. The repercussions of doing so makes us live in the past. The creation of jobs is unmeasurable and also making the area vibrant and welcoming to new people (those opposing seem to be scared of new people joining Crouch End). If we are to create an A3 + A4 and possible A1 for offices with some B1 to B3 for hall activities, I see the generation of circa 100 jobs that would be direct of this. We are talking about £2M in salaries per year if we on a median on £20k per year per employee – money which they will spend a significant part of it in the area anyway (especially if we make sure we employee those that love locally) ... and that is only for direct employment and we must access the subsequent jobs after that. The social impact is also a positive one – even if there is 1 company using the office spaces proposed is already a win... business are good for business and for the are at large.</p> <p>As I mentioned on my previous correspondence, I believe that those strongly opposing are doing so on their own interest and in order to preserve the value of their properties – which have gained significant value despite them doing nothing substantial for that effect. It is my opinion that councillors and MPs should actually work and campaign towards driving down of property values and in my opinion, this can only be achieved by the mean of 4 actions. First, we must build more houses (know down some that are only one floor and build 3 storey high flats (1 bed to 5 bed flats are fine – if in central London people can live like that surely crouch end can also survive to that), we must build 100 new houses a day and inundate the market with new houses so demand and supply can level the game once more. Secondly, council should re-evaluate how to approve new planning permissions. allow for the build of new houses. Third action - we must campaign to end all this government madness with help to buy as it just perpetuates the crazy prices we see around the country (once you stop that and people can't afford to buy you will see that prices will drop massively) and since you are at that please end the buy to let market as you are just helping people to get rich and also stop people buying a second house (if they wish to do so please make sure they pay double council tax and double stamp duty – why do people need a second home anyway?) and the same for oversee buyers – for these ones I wouldn't allow them to buy a house in the capital at all or inside the M25 if we are talking of London. 4th action would be to introduce a rent cap in London... most of our problems with housing would be resolved if these were all put in place and affordable housing would exist as people would only buy if they could and developers would have no incentive to overprice.</p>
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		The changes to the Town Hall would then not create such a stir and make people respond in the fashion that they did.
608	<p>Laura Yogasundram Oakfield Court Haslemere Road N8 9RA</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>While I acknowledge the need for more housing I am particularly disappointed by how few 'affordable' units have been included in these plans.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
609	<p>Paul Muirhead 145 Nightingale Lane N8 7LH</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to</p>

		<p>500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financially viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by an independent BRE assessment.</p>
611	<p>Janice Robertson 6 Ivy Gardens N8 9JE</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>

612	<p>Pauline Bennett 37a Priory Road, London N88LP</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
613	<p>Julie Yogasundram 58 Carysfort Road London N8 8RB</p> <p>Objection to the proposal</p>	<p>I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>The scale of the development is inappropriate, at 7 storeys the block will tower over all other buildings, setting an unwelcome precedent for future development.</p>

		<p>You should also ensure that at least 25% of the accommodation being built is affordable housing – in the main for rent so that the development can contribute to dealing with the housing crisis in the Borough.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p> <p>And finally I must say that I am horrified that the Council has chosen to work with an organisation that is registered out of a recognised tax haven. I would have thought that this was a breach of contracting guidelines.</p>
614	<p>Matt Hall, 49a Weston Park N8 9SY</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
615	<p>Greg Dobie 135 North View Rd London N8 7LR.</p>	<p>> As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>></p> <p>> I welcome the restoration of our Grade II* listed building, which is such an important hub in our</p>

	Objection to the proposal	<p>community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>></p> <p>> 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>></p> <p>> I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>></p> <p>> Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>></p> <p>> Ensure flats in any final development are offered on the local market first.</p> <p>></p> <p>> Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
616	Daryn lawrence Flat 1, 31 Cressida Road London N19 3JN	<p>></p> <p>> As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>></p> <p>> I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>></p> <p>> 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>></p> <p>> I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p>

		<p>></p> <p>> Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>></p> <p>> Ensure flats in any final development are offered on the local market first.</p> <p>></p> <p>> Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
617	<p>Sophia Kandylaki 119 Crouch Hill London N8 9QN</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
618	<p>Beatrice Bonello 49a Weston Park London N8 9SY</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our</p>

	London UK	<p>Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
619	Alex Ayling, Flat 53 Oakfield Court, Haslemere Road, Crouch End, London N8 9QY	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>

620	<p>Navdeep Kaur, 59 Hillfield Avenue, London N8 7DS</p> <p>Objection to the proposal</p>	<p>> As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>></p> <p>> I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>></p> <p>> 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>></p> <p>> I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>></p> <p>> Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>></p> <p>> Ensure flats in any final development are offered on the local market first.</p> <p>></p> <p>> Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by independent BRE assessment.</p>
622	<p>Susan Wooldridge 51 Claremont Road London N6 5DA</p> <p>Objection to the proposal</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport,</p>

		<p>nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p>
623	<p>Lynne 4 Sandringham Gardens London N8 9HU</p> <p>Objection to the proposal</p>	<p>> As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>></p> <p>> I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>></p> <p>> 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>></p> <p>> I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>></p> <p>> Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>></p> <p>> Ensure flats in any final development are offered on the local market first.</p> <p>></p> <p>> Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
624	<p>Nicky O'Donnell 21 Granville Road N4 4EJ</p>	<p>I hope you can take a minute to appreciate how concerned many of us are about having an enormous and expensive block development in the heart of crouch end. A reasonable development is good but the chosen developers are not going to be taking the community into account when making their millions</p>

		<p>but you are elected to represent us and not sell off land that belongs to us and my family whose taxes paid for the land in the first place through taxes over generations. I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area and isn't good for a human living space which should be more important than keeping a developer on side. Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financially viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
625	Kristen Dusting 18 Risborough Close N10 3PL	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I moved to Crouch End precisely for its village feel. An apartment block with 500+ extra residents is completely at odds with the character of Crouch End and unsustainable for local services. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to</p>

		<p>500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
626	Beth Herzfeld Flat 7, 97 Crouch Hill, London, N8 9EG.	<p>I am writing to you as a local resident to express my concern over the planned development of the Hornsey Town Hall.</p> <p>Although I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, I feel it is vital this is done without destroying our Conservation Area and Town Centre. But the proposal before you today, will do just this – it will destroy the area.</p> <p>An additional 500 residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I urge you to refuse consent for the 7-storey apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects. Please don't take the most expedient option at the cost of destroying our unique area. This is particularly alarming as FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p> <p>I urge you please to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p>

627	Stephen Barrett Flat 73, Birkbeck Mansions Birkbeck Road Crouch End London N8 7PG	I object on the grounds that the flats are not affordable in any way and will detract from the appearance of this iconic building. It should be restored and reopened. The Everyman cinema in Muswell Hill is a beautiful example of art deco regeneration now reopened to the public. We could have a better one in Crouch End! Don't ruin it, we'll never get it back!
628	Paul Bullock 25 Clifton Road London	I would thus ask you to object on my behalf to the building of 6/7 stories in the new constructions at the old town hall site. The grounds for my objection are that they represent an overbearing disfigurement of the area, that will be forced upon the inhabitants of the area - no one I HAVE SPOKEN TO APPROVES THIS. Such a limit will also restrain the additional pressure on parking, traffic flow and associated negative externalities to be imposed on the community. The Council members must understand that these decisions will affect the area for 50 years and longer and so are exceptionally important. Visual 'pollution' is an unceasing and demoralising consequence of careless approvals, and given the present pressure for more residential building - of which I support generally - we need to be much much more careful in this regard.
629	Tina Buckingham 30 Haringey Park N8 9JD	As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre. 500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Statements in the planning report are not entirely valid; they state that the precedence has already been set by Avenue Heights - firstly this building is not in a Conservation Area, and secondly,

		<p>this building was built before Conservation Area conditions came into effect and therefore is a mute point anyway.</p> <p>Additionally, I have asked, on two occasions, for visuals to be provided for Block A from opposite the proposed block (where I live) on Haringey Park. These still have not been provided and as I have stated this will be huge impact on the visual amenity from my property. Why is this view not considered as important?</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
630	Desmond Gilmartin Flat 80 Exchange House Crouch End Hill N8 8DF	I'm not opposed to the development vehicle in principal, but these proposals seem poorly thought out. A seven-storey building will affect the feel of the whole of Crouch End. I suggest that the project be postponed pending a more suitable plan.
631	Richard Barrett 4 Denton Road Crouch End London N8 9NS	With over 500 new residents and approximately 134 hotel guests what provision has been made for local services like our already oversubscribed schools, transport, doctors surgeries, parking spaces, more traffic etc? A 7 storey building would dwarf the surrounding buildings in this area and look completely out of place.
632	Louise Roberts 97 Crouch Hill, Crouch End N8 9EG	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community,</p> <p>but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport,</p>

		<p>nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area. Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first. Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
633	<p>Beatrice Barrett 4 Denton Road Crouch End London N8 9NS</p>	<p>I am very pleased that there are plans to restore the fabulous Town Hall to its potential, but the buildings behind it are ridiculous. Architecturally plonking an enormous 4 and 7 storey apartment block behind the hall would be totally overbearing to the local Victorian houses. Also, Crouch End does not have the amenities to house this amount of people. The schools are already full and we don't have the transport links to physically get people in and out - the buses are already more than full.</p>
634	<p>L. Mekul 10a Crouch End Hill London N8 8AA</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall. I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime. I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the</p>

		<p>cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
635	Yerosha Windrich N8 9LP	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan. Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
636	53-54 Doughty Street London WC1N 2LS	<p>As a local resident of Crouch End I am writing to ask you to represent the views I share with many, many other of my fellow local residents in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to</p>

		<p>500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
637	Dr Paul Toyne 27 Weston Park London N8 9SY	<p>Your recommendation to approve the application (Hornsey Town Hall redevelopment HGY/2017/2220, 2222 & 2223) should be re-assessed in light of a number of issues with the poor quality and misleading report that the Planning Department have recently commissioned and published: specifically GL Hearn's report on daylight and sunlight assessment and its summary report. I suspect this was commissioned in haste as a response to the Building Research Establishment's (BRE) - the very body that sets guidelines for planning on these issues - independent assessment that formed the basis for objections on material issues by many local neighbours, including myself. Namely, the development is too big and too close to the neighbouring properties creating adverse impacts on privacy, daylight and sunlight, and is out of keeping with the conservation area.</p> <p>The BRE expert Dr Paul Littlefair found the following major faults with GL Hearn's report:</p> <ol style="list-style-type: none"> 1. Misleading statements: It should be for a local authority to decide whether a moderate adverse impact is acceptable, not their consultants. This is really poor professional conduct. 2. Unqualified statements: GL Hearn's summary does not give due weight to those properties that would have a significant loss of light. Some of the losses identified as moderate would in fact be major, particularly the impacts on the gardens to 5-9 Weston Park. 3. Inaccurate statements: The existing dwellings are not particularly unobstructed (their 3.1.11) except for the side of 13 Haringey Park contrary to the GL report. In 3.3.3, window 4/510 is the only source of light to the living room at 7 Weston Park (the independent BRE survey actually went into this room), and therefore the loss of light should be given more weight.

		<p>4. More inaccurate statements: Sections 3.6.4 and 3.6.5 are not right; the new development would be much taller than the trees, and the privacy statement by Make Architects envisages more foliage, not less. 3.7.2 is not correct; there would be a substantial loss of sunlight, outside the BRE guidelines, to the ground floor dining room.</p> <p>5. Omission of key material concern - Loss of privacy: Finally the report does not cover the issues of privacy and overlooking which was mentioned in the independent BRE report and for which only a lower height and change of design would remedy. Local residents have a right to enjoy their properties and their lives.</p> <p>For these reasons, the GL Hearn report should be dismissed as it is not balanced and full of inaccuracies. Furthermore, my earlier objection on the grounds of privacy has been completely ignored.</p>
638	Dr Paul Toyne 27 Weston Park London N8 9SY	<p>The applicant suggests that many of the impacts regarding daylight, sunlight, overshadowing, overlooking and privacy of the proposed development are not significant .</p> <p>An independent report produced by the BRE, whose methodology in some cases the applicants follow (incorrectly as the report shows), provides evidence that this is not the case. The impacts are significant and in many cases major adverse impacts will be felt. This is very different from the developer's application that states impacts will be negligible or minor. By way of example, Policy DM1 of Haringey's Local Plan, which states 'Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that...provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.' Further guidance on privacy is given in the London Plan housing SPG. This cites a privacy distance of 18-21m between opposing habitable rooms as a useful yardstick, but does state that adhering too rigidly to these guidelines may limit the variety of urban spaces and housing types and sometimes restrict density unnecessarily.</p> <p>We object as the proposed development is not compliant with this policy as the independent report suggests it is not "appropriate" but actually adverse and severe. Which is not surprising when the proposed development is so close and too high to adjacent properties. Such distances are way beyond trying to "adhere too rigidly to these guideline" distances.</p>

		<p>Loss of daylight, sunlight, overlooking and privacy are material planning issues that need to be dealt with by changing the design of the proposed scheme, before it can be approved.</p> <p>Please can the significant issues raised in this report, which is independent, be acknowledged and acted upon by the council.</p> <p>[Attachment Appended to committee report]</p>
639	<p>Dr Paul Littlefair Principal Lighting Consultant BRE Watford Herts WD25 9XX</p>	<p>Thank you for forwarding the report by GL Hearn entitled 'Daylight and Sunlight Opinion' and dated 29 November 2017.</p> <p>You asked about the conclusions in their report summary. It should be for the local authority to decide whether a moderate adverse impact is appropriate, not their consultants. GL Hearn's summary does not give due weight to those properties that would have a significant loss of light. Some of the losses identified as moderate would in fact be major, particularly the impacts on the gardens to 5-9 Weston Park.</p> <p>There are some other issues with their report. The existing dwellings are not particularly unobstructed (their 3.1.11) except for the side of 13 Haringey Park. In 3.3.3, window 4/510 is the only source of light to the living room at 7 Weston Park (I have been in this room), and therefore the loss of light should be given more weight. Their paragraphs 3.6.4 and 3.6.5 are not right; the new development would be much taller than the trees, and the privacy statement by Make Architects envisages more foliage, not less. 3.7.2 is not correct; there would be a substantial loss of sunlight, outside the BRE guidelines, to the ground floor dining room of 13 Haringey Park.</p> <p>Finally the report does not cover the issues of privacy and overlooking which I mentioned in my report.</p>
640	<p>Charley Allan, Annette Baker and Will Armston- Sheret Crouch End Labour Party selected candidates for May 2018 council elections</p> <p>Objection to the proposal.</p>	<p>As Crouch End Labour Party selected candidates for next May's council elections, we urge you to reject the planning application by the Far East Consortium (FEC) for developing Hornsey Town Hall and its surrounding area (ref: HGY/2017/2220) when it is considered this Monday. There are many problems with the proposed development, any of which should be enough to force a rethink. These include:</p> <ul style="list-style-type: none"> • It's completely out of character for the locality, which is protected as a Conservation Area. Quite simply, it is too big (eg external walls within a few meters of neighbouring homes), too high (eg the last-minute rise from five to seven storeys) and too dense (eg undermining regulations by including the Green for footprint calculations), puts intolerable pressure on local infrastructure, and sets precedents that would see the Conservation Area effectively cease to exist. • Daylight/sunlight and privacy concerns remain completely unaddressed, with the Council providing

		<p>dubious analysis based on scant and unreliable information. Why did the Council spend taxpayers' money on refuting the report from a leading independent body (BRE) on the issue, and is it true that the company carrying out the council-funded report did not even visit the affected locations to check privacy matters? We are convinced that the impact on nearby residents will be adverse, and insist that it is completely unacceptable for any company to maximise profits at the expense of community quality of life in this way, let alone from developments on public land;</p> <ul style="list-style-type: none"> • The last thing Crouch End needs is an “apart hotel” – likely to resemble a block of AirB&Bs or serviced apartments, one of the several ways the plan is “creatively exceeding residential densities on constrained urban sites”, to quote key FEC consultant and project agent John Ferguson on his firm’s website. Many local people fear that if planning permission is granted, the hotel will quietly be sold as an opportunity for residential investors. <p>In addition, the following concerns also make us deeply uneasy about the project as it stands:</p> <ul style="list-style-type: none"> • FEC is based for tax purposes in the Cayman Islands, which makes it likely that no tax will be paid on its vast profits – estimated by BNP Paribas to be £27m plus the revenue stream from the hotel – despite vague pledges to the contrary; • Free community use has not been guaranteed, with the door firmly open to prohibitively expensive charges for community groups wanting to use the Town Hall or Green. Similarly, space within the Town Hall available for community use is severely limited, to the extent that it seems impossible that any kind of arts centre could be sustained; • The amount of affordable housing – 11 units out of 146 – is unacceptably low (way below Haringey’s own target of 40 per cent), while BNP Paribas has identified a £14.5m “surplus” that could fund a far higher percentage. On developments like this on public land, our Council should demand 50 per cent genuinely affordable housing, a point made by local MP Catherine West in her contribution to the application consultation; • The Crouch End community is overwhelmingly against this proposal, with over 7,000 residents signing a petition in favour of a community asset transfer and over 600 objecting to the current application. Pushing ahead with this unpopular plan in the face of such opposition will increase distrust in the council and reinforce the impression that it doesn’t listen to local residents, while possibly sparking protests to protect this unique cultural and community asset.
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		We strongly urge you to reject the application on Monday.
641	<p>Rikki Blue 119 Holly Park N4 4BJ</p> <p>Objection to the proposal</p>	<p>I am a resident at Crouch Hill and used Crouch End amenities for the past 20 years. I would like my views represented re Hornsey Town Hall.</p> <p>This Grade II listed building is in need of restoration, but as such an important community hub, the utmost attention must be given to maintaining its Green for free and unhindered public use as a central meeting place for Crouch Enders.</p> <p>The area has seen a large influx of mainly affluent residents to new builds over the past few years, and another few hundred incoming, along with hotel guests will add increasing strain on public facilities which are already overstretched.</p> <p>The proposed plan for a towering luxury apartment block is ugly and ill-conceived, and does not meet the requirements of the area to provide truly affordable housing.</p> <p>I understand that FEC originally won the bid for the site on a smaller plan, and if they are to be the preferred developer they should be made to stick to that. However, given the FEC is for tax purposes based in the Cayman Islands, I have no idea why a Labour authority should be even stomaching the idea of letting them fleece our community and squirrel their substantial profits abroad.</p> <p>I also understand that an independent BRE assessment has raised serious questions about FEC's own report on privacy and overlooking existing properties, and this should be scrutinised fully before any further decision is made.</p> <p>For all the above reasons, and because local people have made their views felt so strongly, please do the right, democratic, just thing, and refuse this application.</p>
642	<p>Tiernan Douieb 36a Nightingale Lane Hornsey London N8 7QU</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p>

	Objection to the proposal	<p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
643	Brian Bowles Redston Road London N8 7HJ	<p>You have, on Monday, the opportunity to recommend or to reject the proposal to have Hornsey Town Hall (HTH) 'developed' by FEC. The plans as proposed are wrong on so many counts: -</p> <p>The planned 7 story block is completely out of keeping with the aesthetic of the current HTH structure as well as the Victorian architecture of the locality. Only 5 years ago an application to add a third storey to a two storey property 100 metres from HTH was rejected because "its size, scale and prominent location would be out of keeping with the design and character.... and would have an adverse effect on the appearance and visual amenity of the conservation area as a whole" Given this rejection I cannot believe that anyone within the council is seriously considering a structure which will impact HTH to a far, far greater degree.</p> <p>The Louvre has not chosen to put a Jackson Pollock alongside the Mona Lisa but in visual terms that is what Haringey Council are considering as a serious option.</p> <p>It doesn't really work, does it? Too jarring. And yet this may well be what Crouch End is subjected to if you approve FEC's plans.</p>

		<p>There will be an immense impact on the infrastructure of the locality: the influx of such a large number of new residents will put a huge strain on medical, dental and educational services. Not enough thought has been given to the provision of parking.(I have never seen anyone drive 0.31 - the official allocation per resident - of a car, by the way.) There will be immense strain on the local bus services.</p> <p>Local residents will suffer loss of light and have their residences and gardens overlooked and dominated by the new accommodation proposed. I doubt that you would like to have to cope with such an immense structure dominating your view and only a few metres from your own accommodation.</p> <p>A boutique or deed any hotel is not what Crouch End needs. What kind of a crazy idea is that?</p> <p>Where are the commitments to civic access to and use of the revamped HTH? Where are the detailed plans for the management of the space? They do not exist... and may never exist - even (God forbid) if you waive this through.</p> <p>The original plan proposed by FEC - like Topsy - has grown out of all proportion. You have the power to stop this development being inflicted on Crouch End.</p> <p>Some 6,000 people put their names to a petition saying how unhappy they were with FEC's involvement in this development. Unaccountably, the Labour led council ignored local residents pleas. With the local Council elections just a matter of months away, should it go ahead, this issue will be fresh in the minds of Crouch Enders. They will make a decision to vote on the basis of those who reflected the strength of feeling in the locality or who opted for an ideological standpoint that few outside the council are able to fathom.</p> <p>Over to you - I call upon yo to do the sensible thing and reject the proposed plans as they currently stand.</p>
644	Lewis Pearson, 17a Topsfield Parade, Tottenham Lane, N88PP	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p>

		<p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
645	<p>Philipp Blaubach 58 Crouch Hall Road London N8 8HG</p>	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>I am therefore asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first.</p>

		Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.
646	Melian Mansfield 57 Weston Park London N8	<p>As a Crouch End resident I have written to object to the proposals to build a seven storey block of apartments which are completely out of character for the area and do not include sufficient affordable housing.</p> <p>Restoring the Town Hall has long been overdue and should have been done when the Council had funding.</p> <p>Handing over to private developers is not what I or other residents in Crouch End or Haringey want. This policy is not supported by your constituents and yet it appears that you do not want to listen. This is why we do not want to vote for you again.</p> <p>I understand that the overshadowing of local properties by the proposed apartment block has been strongly challenged by an independent BRE assessment.</p> <p>On this occasion it would be very good if you could show that you have listened and responded accordingly by rejecting this plan as currently presented.</p> <p>Restoring the Town Hall is important to all of us but destroying the Conservation Area without any regard for residents' many concerns is totally unacceptable. We voted for you to represent us and urge you now to do this at the meeting tonight.</p>
647	30a Connaught Gardens London N10 3LB	<p>As a local resident of Crouch End I am writing to ask you to represent my views in the forthcoming planning meeting about Hornsey Town Hall.</p> <p>I welcome the restoration of our Grade II* listed building, which is such an important hub in our community, but feel this should be achieved without destroying our Conservation Area and Town Centre.</p> <p>500 more residents plus 130 hotel guests will put considerable strain on already stretched transport, nurseries, doctors, schools, pollution, parking and crime.</p> <p>Most important is that the town hall should not be dwarfed by a block of seven storeys. a tall block in this position is not appropriate. it would also house too many homes creating a higher density that could be comfortably housed in Crouch End.</p>

		<p>I am asking you to refuse consent for the 7-storey luxury apartment block housing up for to 500 people that will tower over all other buildings, setting a precedent for future development that we don't want in our area.</p> <p>Please stand up to developers for this and other projects – don't take the most expedient option at the cost of destroying our unique area. As FEC outbid others for the site on the basis of a much smaller development, which they said was financial viable, they should be made to stick to that plan.</p> <p>Ensure flats in any final development are offered on the local market first at a reasonable rent.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and overshadowing of local properties has been strongly challenged by in independent BRE assessment.</p>
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Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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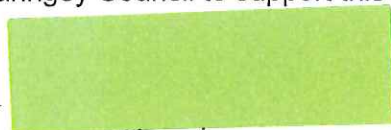
Signature

Date

Name

Address

Postcode



13/11/2017

Tashim Choudhury

57 Denmark Road, London

N8 0DZ

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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Date

13/11/17

Name

DANIEL COHEN

Address

23 CHERRY TREE LANE

Postcode

EN6 2QG

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Date

Name

Address

Postcode


15/11/17
Mr. Martin Rubra
9 Topsfield Parade
N8. 8PR

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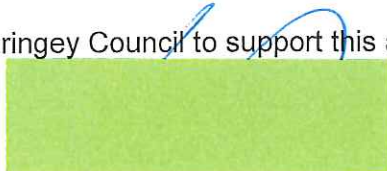
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Date

13/11/12

Name

N. G. Gurni

Address

3 Brandon Road

Postcode

N8 9NE

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14-10-17

Name

P. FITZPATRICK

Address

18 SAKVILLE HGE

Postcode

N8 7AY

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Date

14 - NOV - 2017

Name

OLUSOLA ADENIKAN

Address

12 ANNLEY HOUSE N8 7PY

Postcode

N8 7PY

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Date

13 of November of 2017

Name

PEDRO LIMA

Address

PLAT 5, 28 TOOTING BEG GARDENS

Postcode

SW 16 1RB

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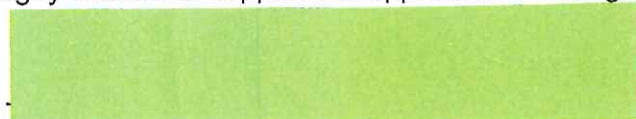
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Date

16/11/17

Name

Gillian de la Motte

Address

17 Miles Rd, Hornsey

Postcode

N8 7JL

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13/11/17

Name

SUNA LATIF

Address

48 CROUCH END HILL

Postcode

N8 8AA

DRY CLEANERS

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Name

MUTONDO - MANDIANGU

Address

44 KAT TYLER HOUSE

Postcode

N8 7AU

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Date

27-10-17

Name

Esin

Address

Flat 70 Wat Tyler House Bayton Rd

Postcode

N8 7au

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27/10/17

SHYANIA ANGUS

4 ELGAR HOUSE BOULTON CLOSE

N8 7BD

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Date

27.10.2017.

Name

J. GREENE

Address

2 BOYTON CLOSE.

Postcode

HORNSEY N8

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Date

14 / 11 / 2017

Name

JORWAN RIVERA

Address

119 LIGHTFOOT RD

Postcode

N8 7JL

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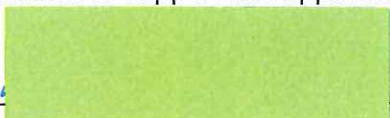
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14/11/2017

Mrs. R. Elliott

167 Lightfoot Road

N8 7JH

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27.10.17

Hayley Njie

50 WAT TYLER HOUSE

N8 7BU

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Date

27.10.17

Name

Dehana Wilson

Address

Flat 2 Elgar house

Postcode

N8 7BD

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London N22 8HQ

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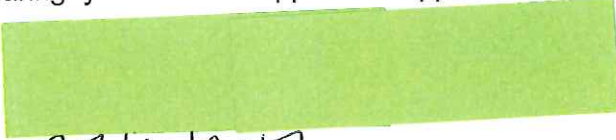
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Date

Name

Address

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27/10/2017

Katherine McNulty

9 Elgar Hse, Boyton Close, London

N8 7SD

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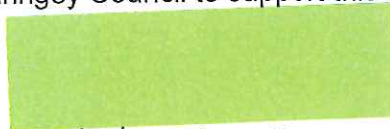
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HILLARY LAWRENCE

20 SHELLY HSE, BOYTOWN RD

N8 7BE

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Nino Ali

34 Wat Tyler House

N8 7AU

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- Deliver a high quality hotel in Crouch End;
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- Deliver new homes outside of the Town Hall sensitively designed to fit with the local setting.
- Activate the Town Hall and bring new visitors to Crouch End boosting footfall for local businesses.

As such, I urge Haringey Council to support this application on the grounds stated above.

Signature



Date

27 / 10 / 17

Name

SALVATORE PAVITI

Address

FLAT 1 MOORE HOUSE

Postcode

N8 7PX

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode


31/11/17
Kay Sinder
26 Brook Rd, Tivendale 11
N8 7AA

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

31-10-17

Name

MICHAEL FORD

Address

43 TIVENDALE BROOK ROAD NS

Postcode

7AA

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

27 10. 17

Name

PATRICE ROBINSON

Address

10 CAMPFIELD HOUSE

Postcode

N8 7AS

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Date

Name

Address

Postcode



27.10.17

Abdu L Bello

12 Campsfield house.

N8 7AS

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

26/10/17

Name

SAMIYA AHMED

Address

Flat 20 Koblenz Hs., Newland Rd.

Postcode

N8 7BH

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

27.10.17

Name

NATALIE RUSBY

Address

29 BOYTON ROAD

Postcode

N8 7AE

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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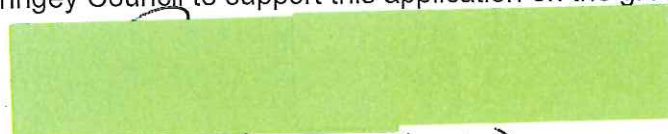
Signature

Date

Name

Address

Postcode



31 / 10 / 17

O. Coull

18 Newland hse

N8 7AJ

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James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode


24-10-17
NIKKI JOANNOU
5, KOBLENZ HSE
BOYTOW RD HORNSEY
N.8 7BH.

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode


31st October, 2017

PRISCO FERNANDES

7 Moselle Close

N8 7SE

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

5/10/2017

Name

TERRENCE IFILL

Address

46 STOKLEY COURT BROOK ROAD

Postcode

N8 7BG

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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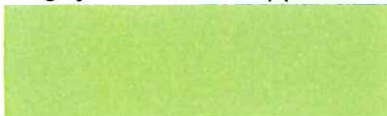
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Signature



Date

31st Oct 2017

Name

BERNADETTE SOUPE

Address

15 GOODWIN COURT

Postcode

N8 7AT

Addressed to:

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Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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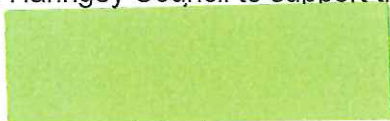
Signature

Date

Name

Address

Postcode



31/10/17

IAN GILL

62 NEWLAND ROAD

N8 7SL.

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

31/10/17

Name

JOANNE BURGESS

Address

1 TIVENDALE

Postcode

N8 7AA

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

31/10/17

Name

Omar

Address

42 Newland Road

Postcode

N8 7SL

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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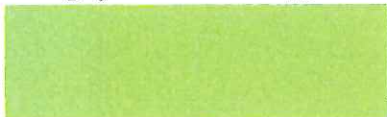
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Signature



Date

31.10.05

Name

Michelle Ferry

Address

14 Tivendale

Postcode

N8 1aa

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Date

31. 10 - 17

Name

Alic Wilson

Address

48 Tivendale House

Postcode

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



31/11/17

J. Brown

16 / Kempfield

N.7 AL

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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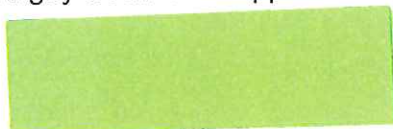
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Signature



Date

31.10.17

Name

Vivienne Gayle

Address

2 Honeymead, Campsfield Rd.

Postcode

N8 7AN.

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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London N22 8HQ

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Signature

Date

Name

Address

Postcode

31/10/17

Mark Schan

9 Middleton House, Hornsey

N8 7AP

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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Signature



Date

27/10/2017

Name

Smad

Address

19 Koblenz House

Postcode

N8 7BH

I supported the
Haringey
Council for
this project

U

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



09.11.2017

Aleksandra Markiewicz-Sawicka

65 Lightfoot Road

N8 7JN

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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- Activate the Town Hall and bring new visitors to Crouch End boosting footfall for local businesses.

As such, I urge Haringey Council to support this application on the grounds stated above.

Signature



Date

09/11/2017

Name

Miles

Address

56 N8EJ'S Minster walk

Postcode

N870'S

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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Signature



Date

09/11/2017

Name

Silken

Address

21 Lightfoot Road

Postcode

N8 7JR

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



9. 11. 17

LESLEY NETHERTON

83 LIGHTFOOT ROAD

LONDON N8 7JP

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



9/11/17

Lorraine Gayle

153 Lightfoot Road

N8 7JH

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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Signature

Date

Name

Address

Postcode



9/11/17

FRANCIS ANIKOMAH

219 LIGHTFOOT HOUSE

LONDON N8 7JQ

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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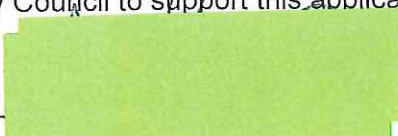
Signature

Date

Name

Address

Postcode


9.11.17
Eric Appiah
40 Munster Walk
N8

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode


31 10 2017
CAROL HENDERSON
1 CHACEWATER BOYTAN
N8 7AB

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature 

Date 31/10/17

Name Murt Sabran

Address 9 Myddleton House, Hornsey

Postcode N8 7AP

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

9. 11. 17

Name

ROBIN SOLOMON

Address

191 LIGHTFOOT RD

Postcode

N8 7JH

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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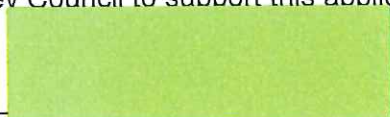
Signature

Date

Name

Address

Postcode



9. 11. 2017

S. Maddox

129 Lightfoot Rd

N8 7JG

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode


9/4/17
Mr S. Garcia

121 Lightfoot Rd.

N8 7JJ

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

9th/11/17

Name

Jade Moore

Address

26 fairfield road ~~N8 9JJ~~

Postcode

N8 9JJ

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



09/11/2017

Dominic O'Connor

18 Montague Road

N8 9PJ

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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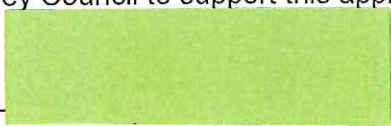
Signature

Date

Name

Address

Postcode


09.11.17
FANINDRA DHAR
22 MINSTER WALK
N8 9JS

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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Signature



Date

9 NOV. 2017

Name

Elie

Address

223 Lightfoot Road

Postcode

N8 7JQ

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

31/10/17

Name

KATH TOWN

Address

40 ELWIST FERT RD

Postcode

RAYTON CLOSE RD TRN 1

Addressed to:

James Hughes
Planning Service
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225 High Road
Wood Green
London N22 8HQ

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Signature



Date

8-11-17

Name

MRS C N GALE

Address

62 MINSTER WALK

Postcode

N8 7JS

This page is intentionally left blank

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

27/10/17

Name

George Powell

Address

Flat 4 Fleming House, Boyton Close

Postcode

N8 7BA.

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



27/10/2017

James Court

9, Elgar House, Bayton Close Hornsey.

N8 7BD

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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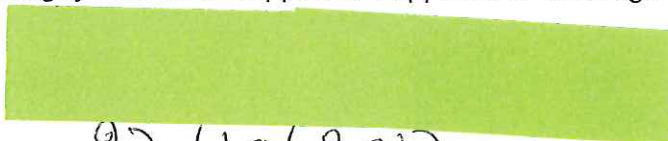
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Signature



Date

27/10/2017

Name

AN Rodriguez

Address

Flat 1 Elgar House Bayton Close

Postcode

N8 7BD

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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Wood Green
London N22 8HQ

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Signature



Date

27/10/17

Name

Elvira Kainar

Address

25 Shelley house

Postcode

N8 7BE

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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Wood Green
London N22 8HQ

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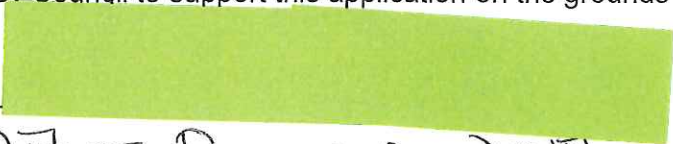
Signature

Date

Name

Address

Postcode


27 - OCTOBER - 2017.

~~Mr~~ CEIDRE CULVERWELL!

8 PENNS ROKE RD

N8 7PX

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James Hughes
Planning Service
Level 6, River Park House
225 High Road
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Signature

Date

Name

Address

Postcode



31-10-17

Joyce Hurbayo

27 Tivendale

N8 7AA

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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I wish to express my support for the above planning applications for Hornsey Town Hall and the Broadway Annexe, The Broadway, London N8 9JJ.

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- Deliver a high quality hotel in Crouch End;
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- Activate the Town Hall and bring new visitors to Crouch End boosting footfall for local businesses.

As such, I urge Haringey Council to support this application on the grounds stated above.


Signature

Date

Name

Address

Postcode


31.11.2017
Matthew Sydes
6 Newland House
N8 7AS.

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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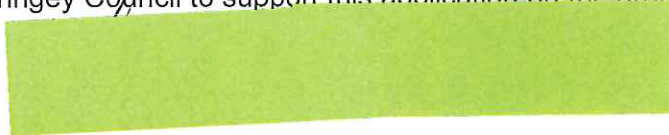
Signature

Date

Name

Address

Postcode



27 10 2017

RAIMOND JOHNSON

16 RIVER HOUSE

N8 7BS

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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Signature

Date

Name

Address

Postcode



B 27.10.17

Agela Bell

5 CAMPSFIRE HOUSE

N8 7AS

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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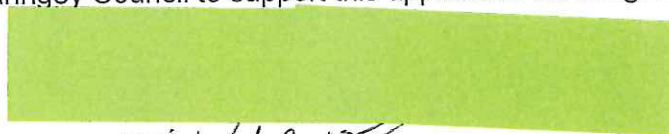
Signature

Date

Name

Address

Postcode



27/10/2017

FATIMA

13 MOORE HOUSE

N8 7PX

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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Signature

Date

Name

Address

Postcode



26-10-17

SARPER SART

7- KOBLENZ HOUSE, NEWLAND RD.

N8 7BH

This page is intentionally left blank

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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Signature



Date

27 KOBLENDZ HOUSE

Name

Rebecca

Address

DASOLSA 1

Postcode

N8 7BH.

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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Signature

Date

Name

Address

Postcode



31/10/2017

CEHADN KOC

FLAT 1A GARDEN COURT

N8 7AT

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



31-10-17

ILLIAN SMITH

2 NEWLAND HSE

N8 7AJ

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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Signature

Date

Name

Address

Postcode



31-10-17

GRACE

5, Moselle

N8 7SE

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode

31-10-17

Margaret Bini

3 Pensfoot House, Hewland Rd

N8 7SL

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

3/10/2017

Name

SHUENGLA GREEN

Address

85 NEWLAND ROAD

Postcode

N8 7SL

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode

31/10/17

Natalie Alvarez Martinez

Flat 4 Tivendale Brook Road Hornsey

N8 7AA

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



31/10/2017

Daniel Hingle

38 TILPDALE - BROOK ROAD - HORNSEY

N8 7AD,

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

09-11-2017

Name

Florence - Kasungwa

Address

223 Highgate

Postcode

N8 7JQ

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



31/10/17

ERIC OWUSU

54 NEWLAND ROAD Hornsey

LONDON N8 7SL

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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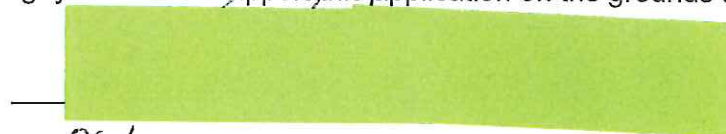
Signature

Date

Name

Address

Postcode



31/10/17

Luis Angel

10 TIVENDALE / BROOK ROAD

N8 7AA

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

31.10.2017

Name

BIANKA PAPP-TOKAJI

Address

5. HONEYMEAD, CAMPSFIELD ROAD

Postcode

N8 7AN

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



12 Oct - Nov

RODNEY INGLIS

255 LITTLE FOOT

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature



Date

08/11/17

Name

Nicola Bullock

Address

34 GROVE HOUSE ROAD N8 7JW

Postcode

N8 7JW

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



09/11/17

Juanita Johnson

82 Newland Road

N8 7SL

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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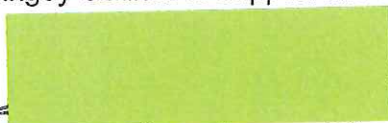
Signature

Date

Name

Address

Postcode



09/11/2017

J Buchanan

18 Montague Road

N8 9PJ

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode



9/11/17

Anna Rose

20 Alice Court, Douglas Road, London

N22 5RH

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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Signature

Date

Name

Address

Postcode


9/11/17
JUNE LOTT
125, LIGHTFOOT RD.,
N.8. 7JJ.

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

Haringey Council Planning Application Reference Nos: HGY/2017/2220, HGY/2017/2222 and HGY/2017/2223

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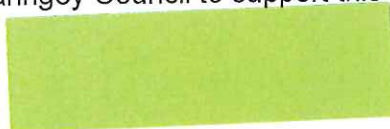
Signature

Date

Name

Address

Postcode



9-11-17

Mrs J Carr

199 Lightfoot Rd

N8 7SH

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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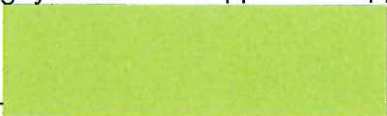
Signature

Date

Name

Address

Postcode



9/11/17

Rosemary Osei

195 Highgate Rd

N8 7JH

Addressed to:

James Hughes
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Wood Green
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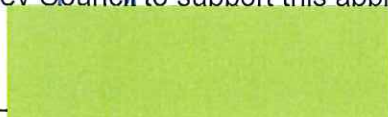
Signature

Date

Name

Address

Postcode



18/11/17

HARRY PRATTES.

83 CLARENCE ROAD -

N22. 8PG.

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London N22 8HQ

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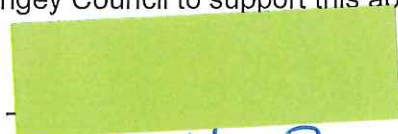
Signature

Date

Name

Address

Postcode



13-11-17

IAN HYDE MORLEY BUTCHERS

23 BROADWAY-PRDE

HA8 9YW

Addressed to:

James Hughes
Planning Service
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Wood Green
London N22 8HQ

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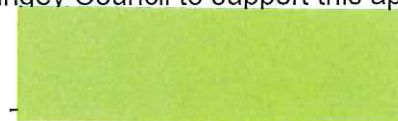
Signature

Date

Name

Address

Postcode



13/11/2017

Shakir Ahmed

3 Broadway N8 9DE.

N8 9DE.

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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Wood Green
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Signature



Date

13/11/17

Name

RASHID IQBAL

Address

419 The Broadway

Postcode

N8 8DT

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James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
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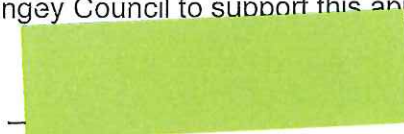
Signature

Date

Name

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14.10.17

DOMINICA

11 MILTON ROAD

N15 3DS

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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London N22 8HQ

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Signature

Date

Name

Address

Postcode



14-11-2017

DAVID OJUGARI

12 ANDREW HOUSE

N8 7PZ

Addressed to:

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Planning Service
Level 6, River Park House
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Signature

Date

Name

Address

Postcode

14/11/2017

Marketa Lichtenberg

15 Crouchfield Rd.

N8 7AL

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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Signature

Date

Name

Address

Postcode



13/11/2018

Guilt Munnah

72 Dorcas Hill Ave

NW2 6QT

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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Signature

Date

Name

Address

Postcode


13/11/2017
PRISCILLA NASALA
63 DENMARK ROAD
N8 6DZ

Addressed to:

James Hughes
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Level 6, River Park House
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London N22 8HQ

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Signature

Date

27/10/2017

Name

Severine Madimba

Address

71 wat tyler house

Postcode

N8 7QU

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
225 High Road
Wood Green
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Signature



Date

27-10-2017

Name

NICHOLAS BRUNDRET

Address

56 WAT Tyler House, Bayton Road

Postcode

N8 7AU

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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Wood Green
London N22 8HQ

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Date

Name

Address

Postcode


27.10.17
William Vincent
2 BOYTON CLOSE
HORNSEY N8 7AY

Addressed to:

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Wood Green
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Postcode



14/11/2017

THOMAS WHEELER

15 Sackville House.

N8 7PY

Addressed to:

James Hughes
Planning Service
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Date

14.11.2017

Name

EVANGELINE

Address

205 Lightfoot Rd.

Postcode

N8 7JH

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Date

13.10.17

Name

KARINA GARKELDES

Address

1c CAMPBURNERD

Postcode

N8 7PT

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Date

9. 11. 2017.

Name

ANN McKERNAN

Address

85 LIGHTFOOT RD.

Postcode

N8 7JL

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Signature

Date

Name

Address

Postcode



9.11.17

RICHARD PAYNE

231 LIGHTFOOT ROAD

N8 7JQ

Addressed to:

James Hughes
Planning Service
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Date

9/11/17

Name

Eile-Mae Netherston

Address

83 Lightfoot Road London

Postcode

N8 7JF

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Signature



Date

8th Nov

Name

Brenda Cooper

Address

3 Grove House Road

Postcode

75W

Addressed to:

James Hughes
Planning Service
Level 6, River Park House
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Wood Green
London N22 8HQ

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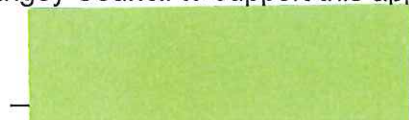
Signature

Date

Name

Address

Postcode



08/11/17

Louis IRWIN

36, GROVE HOUSE ROAD

N8 7JW.



LONDON OFFICE

Mr James Hughes
London Borough of Haringey
Level 6 River Park House
225 High Road
Wood Green
London
N22 8HQ

Direct Dial: 0207 973 3777

Our ref: P00630071

5 December 2017

Dear Mr Hughes

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
HORNSEY TOWN HALL THE BROADWAY N8 9JJ
Application No HGY/2017/2220**

Historic England Advice

I am writing further my letters of 2nd October 2017 and 6th November 2017, following repeated requests by members of the public to clarify the position of Historic England in relation to the proposed residential Blocks A and B.

Please note that Historic England is a consultee on the current planning application, rather than a determining authority. The decision on the planning application will lie with yourselves as local planning authority. In this case, Historic England's remit relates to the impact of the proposals on the surrounding conservation area and the setting of the Grade II* Hornsey Town Hall.

In my letter of 2nd October, I stated that whilst we did not wish to comment on the detailed design of Blocks A and B, we were of the view that the proposals caused harm to the historic environment, as follows: Block A was considered to cause some harm in a number of local townscape views by reason of its visibility, whilst Block B caused harm to the setting of the Town Hall in views from The Broadway by rising above the low roofline.

Following those comments, the applicants produced further townscape views of the proposals in their Townscape Assessment. Those townscape views showed the bulk and massing of Block A against the approved Mountview scheme (which included development at the rear that was considered to be 'Enabling Development', thereby enabling the repair and refurbishment of the Town Hall) and showed the impact of the proposed reduction in height of Block B. I am specifically commenting on those townscape views in my letter of 6th November 2017, namely Views 01 and 02.

In respect to View 01, this townscape view shows that the Block B would no longer be



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visible from The Broadway in the context of the backdrop setting of the Town Hall. I would therefore consider the comments made in my letter of 2nd October to have been addressed and confirm that in my opinion, Block B no longer causes harm to the setting of Town Hall in this view.

In respect to View 02, this shows that the outline of Block A is similar in nature to the approved Mountview scheme. For clarity, this means the extent of the outline of the building that is visible. Our advice on the previous scheme was that it caused some harm to the character of the conservation area, and our position hasn't changed, as the impact of the current proposal is very similar to that of the consented proposals.

I want to reiterate that the proposals now need to be considered by yourselves, as local planning authority, taking into account the previously approved planning application and the current national and local policies when coming to a decision. This will include policy 134 of the National Planning Policy Framework, which states that harm should be weighed against the public benefits of the proposal. As stated in our letter of 2nd October, we consider the proposed repair, refurbishment and reuse of Hornsey Town Hall to be a significant heritage (public) benefit that should be taken into account when coming to a decision. It is therefore essential that if planning permission is granted for this scheme, the delivery of the phasing and delivery of the new buildings is linked to the phasing and delivery of the Town Hall works.

Yours sincerely

Claire Brady

Inspector of Historic Buildings and Areas

E-mail: claire.brady@HistoricEngland.org.uk



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Annex 1 –Mandatory Conditions

LICENSING ACT 2003
Sec 24

PREMISES LICENCE

Receipt: WPSR00213727

Premises Licence Number: LN/000013775

This Premises Licence has been issued by:

***The Licensing Authority, London Borough of Haringey,
6th Floor Alexandra House, 10 Station Road,
Wood Green, London, N22 7TR***

Signature:

Date: 3rd February 2015

Part 1 – PREMISES DETAILS

Postal Address of Premises or, if none, Ordnance Survey map reference or description:

***HORNSEY TOWN HALL ARTS CENTRE
HORNSEY TOWN HALL
THE BROADWAY
CROUCH END
LONDON N8 9JJ***

Where the Licence is time limited, the dates:

Until 31st January 2016

Licensable activities authorised by the Licence:

Regulated Entertainment: Plays, Films, Indoor Sporting Events, Live Music, Recorded Music, Performance of Dance and Anything of a Similar Description

Supply of Alcohol

Late Night Refreshment

The times the Licence authorises the carrying out of licensable activities:

Supply of Alcohol

Monday to Thursday **1200 to 2330**

Friday to Saturday **1200 to 0130**

Sunday **1200 to 2245**

Late Night Refreshment

Friday to Saturday **2300 to 0130**

Plays, Indoor Sporting Events, Performance of Dance

Monday to Thursday **1000 to 2300**

Friday to Saturday **1000 to 0100**

Annex 1 –Mandatory Conditions

Sunday 1000 to 2215

LICENSING ACT 2003
Sec 24

Films

Monday to Thursday 1000 to 2300

Friday to Saturday 1000 to 0130

Sunday 1000 to 2215

Live Music

Monday to Saturday 1000 to 2300

Sunday 1000 to 2200

Recorded Music

Monday to Thursday 1000 to 2300

Friday to Saturday 1000 to 0145

Sunday 1000 to 2245

Anything of a Similar Description

Monday to Thursday 1000 to 2330

Friday to Saturday 1000 to 0130

Sunday 1000 to 2245

The opening hours of the premises:

Monday to Thursday 0700 to 0000

Friday 0700 to 0200

Saturday 0800 to 0200

Sunday 0800 to 2315

Where the Licence authorises supplies of alcohol whether these are on and/or off supplies:

Supply of alcohol for consumption **ON** the premises

Annex 1 –Mandatory Conditions

Part 2

Name, (registered) address, telephone number and e-mail (where relevant) of holder of Premises Licence:

Registered number of holder, for example company number, charity number (where applicable):

Name, address and telephone number of designated premises supervisor where the Premises Licence authorises the supply of alcohol:

Personal Licence number and issuing authority of personal licence held by designated premises supervisor where the Premises Licence authorises for the supply of alcohol:

1. No supply of alcohol may be made under the Premises Licence –
 - (a) At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
 - (b) At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.
2. Every supply of alcohol under the Premises Licence must be made, or authorised by a person who holds a Personal Licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises.
 - a) games or other activities which require or encourage, or are designed to require or encourage, individuals to –
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

Annex 1 –Mandatory Conditions

- d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
 - e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
- 4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
- 5.
 - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 - (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either:-
 - (a) a holographic mark or
 - (b) an ultraviolet feature.
- 6. The responsible person shall ensure that –
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures –
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml; and
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Minimum Drinks Pricing

- 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- 2. For the purposes of the condition set out in paragraph 1 –
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979
 - (b) “permitted price” is the price found by applying the formula –

Annex 1 –Mandatory Conditions

$$P = D + (D \times V)$$

Where –

- (i) P is the permitted price
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence –
 - (i) The holder of the premises licence
 - (ii) The designated premises supervisor (if any) in respect of such a licence, or
 - (iii) The personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
- 3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
 - (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Door Supervisor:

All individual(s) at the premises for the purpose of carrying out a security activity must

- (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
- (b) be entitled to carry out that activity by virtue of section 4 of that Act..

Annex 2 – Conditions consistent with the Operating Schedule

THE PREVENTION OF CRIME AND DISORDER

CCTV Cameras will be sited to observe the entrance door and external back door

Cameras on the entrances must capture full frame shots of the heads and shoulders of all people entering the premises i.e. capable of identification.

Provide a linked record of the date, time of any image.

Provide good quality images - colour during opening times.

Have a monitor to review images and recorded quality.

Be regularly maintained to ensure continuous quality of image capture and retention.

Staff trained in operating CCTV.

Digital images must be kept for 31 days. The equipment must have a suitable export method, e.g. CD/DVD writer so that Police can make an evidential copy of the data they require. Copies must be available within a reasonable time to Police on request.

An incident log shall be kept at the premises, it will be in a hardback durable format handwritten at the time of the incident or as near to as is reasonable and made available on request to the Police, which will record the following:

- (a) all crimes reported to the venue
- (b) all ejections of patrons
- (c) any complaints received
- (d) any incidents of disorder
- (e) seizures of drugs or offensive weapons
- (f) any faults in the CCTV system or searching equipment or scanning equipment
- (g) any refusal of the sale of alcohol
- (h) any visit by a relevant authority or emergency service.

PUBLIC SAFETY

A strike partnership will be maintained with local taxi companies to ensure taxis are readily available for customers.

Stewarding staff will be compliant with SIA licensing requirements

The Licensee will ensure all emergency exits are well maintained, clear of obstruction and clearly signed.

All staff, security and stewards will be briefed on emergency evacuation procedures.

All relevant signage will be maintained

All electrical equipment will undergo a PAT test before use.

A First Aid kit will be made available and staff briefed.

An accident book will maintained on the premises.

No animals apart from guide dogs will be permitted on the premises.

SIA door Supervisors will log and report incidents at ticketed events

All temporary structures or stands built will be risk assessed.

Annex 2 – Conditions consistent with the Operating Schedule

THE PREVENTION OF PUBLIC NUISANCE

No drinking vessels are permitted to leave the premises

No smoking will be permitted outside the main entrance after 10pm. They smoking are will be sited in the enclosed courtyard at the back of the premises.

SIA Security will disperse any large groups of people when leaving the venue.

Prevention of nuisance from noise / vibration

All doors and windows will remain closed during the licensed regulated entertainment activities or in any event after 11pm.

Entry to the premises will be restricted to the main front doors whilst the premises is being used for regulated entertainment licensed activity

Structure borne noise

All speakers are mounted on anti-vibration mountings to prevent vibration transmission of sound energy to adjoining properties

Sound limits

The licensee shall ensure that no music played in the licensed premises is audible at or within the site boundary of any residential property

Outside Areas

No music will be played in, or for the benefit of patrons in external areas of the premises

No form of loudspeaker or sound amplification equipment is to be sited on or near the exterior premises or in or near any foyer, doorway, window or opening to the premises

Signs shall be displayed in the external areas/on the frontage requesting patrons to recognise the residential nature of the area and conduct their behaviour accordingly. The management must reserve the right to ask patrons to move inside the premises or leave if it is felt that they could be disturbing neighbours

Collections

Empty bottles and non-degradable refuse will remain in the premises at the end of trading hours and taken out to the refuse point at the start of the working day rather than at the end of trading when neighbours might be unduly disturbed

Plant and machinery

All plant and machinery is correctly maintained and regularly serviced to ensure that it is operating efficiently and with minimal disturbance to neighbours arising from noise

Dealing with Complaints

A complaints book will be held on the premises to record details of any complaints received from neighbours. The information is to include, where disclosed, the complainant's name, location, date time and subsequent remedial action undertaken. This record must be made available at all times for inspection by council officers

Patrons entering/exiting premises

Where people queue to enter the premises a licensed door supervisor shall supervise and ensure the potential patrons behave in an acceptable manner

Prevention of Nuisance from Odour

Annex 2 – Conditions consistent with the Operating Schedule

All ventilation and extraction systems shall be correctly maintained and regularly serviced to ensure that it is operating efficiently and with minimal disturbance to neighbours arising from odour.

Prevention of nuisance from light

Illuminated external signage shall be switched off when the premises is closed

Security lights will be positioned to minimise light intrusion to nearby residential premises

THE PROTECTION OF CHILDREN

The 'Challenge 21' policy will be implemented

All staff and visiting companies will be CRB checked

The premises will implement a comprehensive 'Lost Child' procedure.

Children only toilets will be supplied at events when required.

The Licensee will ensure access to films will be in accordance with film classifications.

Child based events will be separately risk assessed and additional control measures put in place.

The premises will be effectively and responsibly managed.

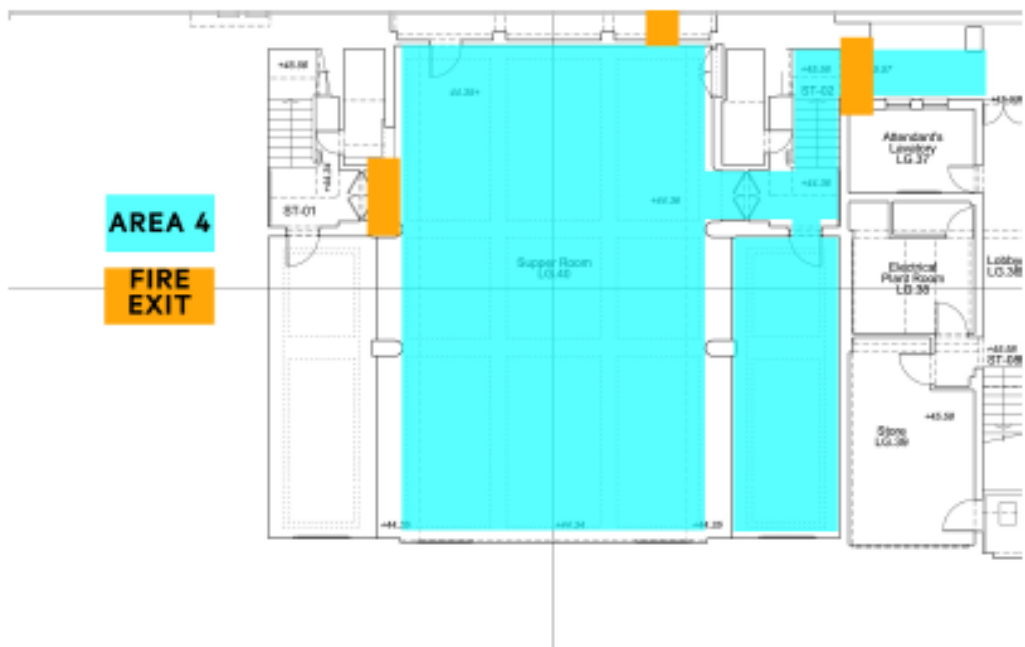
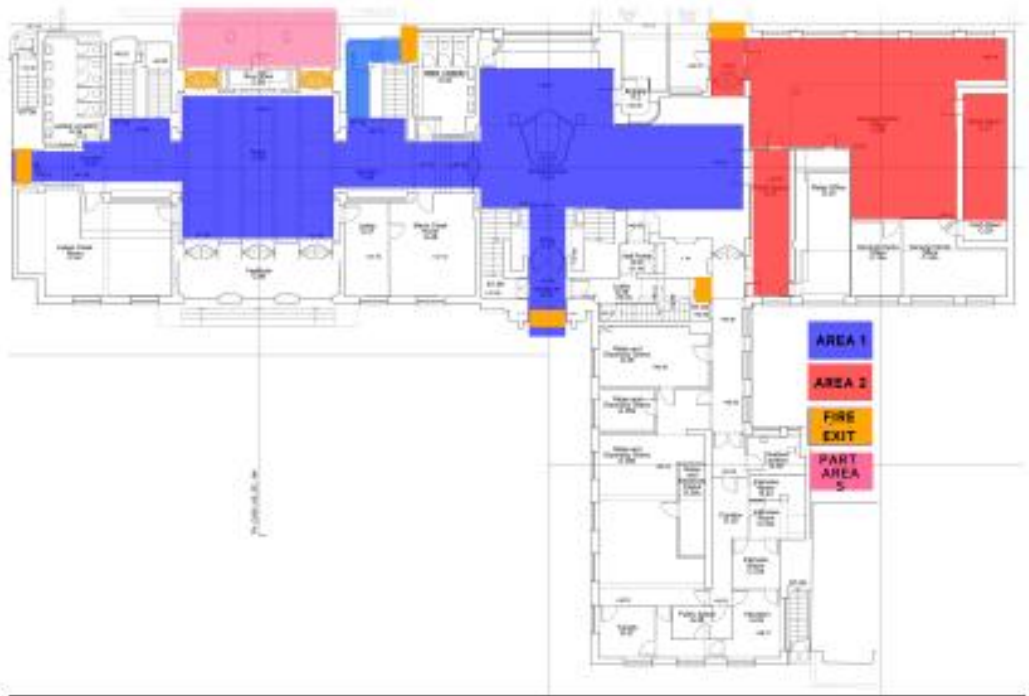
Alcohol may only be sold to individuals over the age of 18 with valid proof of identification with one of the following:

- A valid passport
- A photo driving license issued in a European Union Country
- A proof of age standard card system
- A citizen card, supported by the Home Office

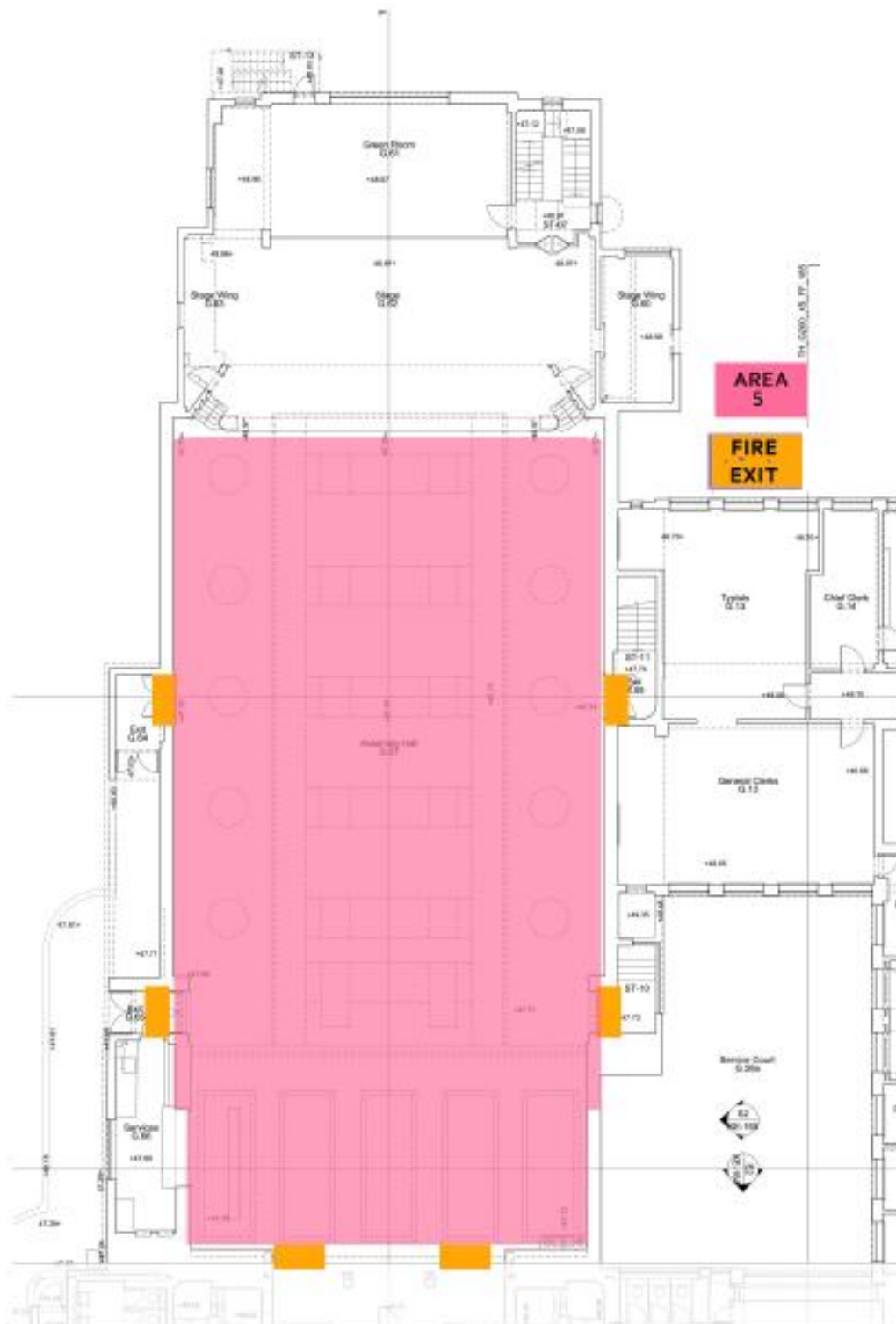
Annex 3 – Conditions attached after a hearing by the licensing authority

Not applicable

Annex 4 – Plans



Annex 4 – Plans



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