

NOTICE OF MEETING

PLANNING SUB COMMITTEE

Monday, 11th December, 2017, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, Barbara Blake, David Beacham, John Bevan, Clive Carter, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

Quorum: 3

1. FILMING AT MEETINGS

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. PLANNING PROTOCOL

The Planning Committee abides by the Council's Planning Protocol 2016. A factsheet covering some of the key points within the protocol as well as some of the context for Haringey's planning process is provided alongside the agenda pack available to the public at each meeting as well as on the Haringey Planning Committee webpage.

The planning system manages the use and development of land and buildings. The overall aim of the system is to ensure a balance between enabling development to take place and conserving and protecting the environment and local amenities. Planning can also help tackle climate change and overall seeks to create better public places for people to live, work and play. It is important that the public understand that the committee makes planning decisions in this context. These decisions are rarely simple

and often involve balancing competing priorities. Councillors and officers have a duty to ensure that the public are consulted, involved and where possible, understand the decisions being made.

Neither the number of objectors or supporters nor the extent of their opposition or support are of themselves material planning considerations.

The Planning Committee is held as a meeting in public and not a public meeting. The right to speak from the floor is agreed beforehand in consultation with officers and the Chair. Any interruptions from the public may mean that the Chamber needs to be cleared.

3. APOLOGIES

4. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 11 below.

5. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

6. MINUTES (PAGES 1 - 18)

To confirm and sign the minutes of the Planning Sub Committee held on 13 November 2017.

7. PLANNING APPLICATIONS

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations.

Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

8. HORNSEY TOWN HALL, THE BROADWAY N8 9JJ (PAGES 19 - 894)

Proposal – Planning 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.

Listed Building Consent Proposals:

Building 1: Hornsey Library, Haringey Park, Hornsey N8 9JA.

Listed Building Consent for demolition of library garage and energy centre in curtilage of Hornsey Library (Listed Grade II - HE Listing Ref: 1246935). No demolition to library building proposed. **(Reference No: HGY/2017/2221)**

Building 2: Hornsey Town Hall, The Broadway N8 9JJ

Listed Building Consent for internal and external alterations to the Hornsey Town Hall (Grade II* - HE Listing Ref: 1263688) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery, etched glazing and windows. Various removals and insertion of internal partitions, doors, partial excavation of basement, lift insertions, ramp and access insertions and relocations, fire escape replacement, removal of stage hoist, balcony seating and 1972 roof addition. Repair of historic finishes, furnishings, commemorative plaques and war memorial. Curtilage demolition of the Weston Clinic Building and courtyard infill extension.

Building 3: Broadway Annex Building, The Broadway, N8 9JJ

Listed Building Consent for internal and external alterations to the Broadway Annex (Listed as 'Electricity Board Office and Showroom' - Grade II. HE Listing Ref: 1358881) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery and windows. Various removals and insertion of internal partitions, including insertion of French doors to the Town Hall square, fire escape replacement and facilitating works to allow insertion of extension.

RECOMMENDATION: That the Committee resolve to GRANT planning permission and that the Assistant Director of Planning and/or the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below, and a section 278 legal agreement providing for the obligations set out in Heads of Terms below.

9. UPDATE ON MAJOR PROPOSALS (PAGES 895 - 906)

To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.

10. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 907 - 960)

To advise the Planning Committee of decisions on planning applications taken under delegated powers for the period 9 October 2017 to 24 November 2017.

11. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 4 above.

12. DATE OF NEXT MEETING

18 December 2017

Felicity Foley, Principal Committee Co-ordinator
Tel – 020 8489 2919
Fax – 020 8881 5218
Email: felicity.foley@haringey.gov.uk

Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer

River Park House, 225 High Road, Wood Green, N22 8HQ

Friday, 01 December 2017

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**MINUTES OF THE MEETING OF THE PLANNING SUB
COMMITTEE HELD ON MONDAY, 13TH NOVEMBER, 2017, 7.00 -
9.05 pm**

PRESENT:

**Councillors: Natan Doron (Chair), Dhiren Basu, David Beacham,
John Bevan, Clive Carter, Jennifer Mann, James Patterson and
Ann Waters**

103. FILMING AT MEETINGS

Noted.

104. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Barbara Blake, Mallett and Mitchell.

105. URGENT BUSINESS

None.

106. DECLARATIONS OF INTEREST

Councillor Doron declared that he had met with local residents groups for both of the applications to provide advice on how the planning process worked.

Councillor Patterson declared that he had met with residents in his capacity as ward councillor in relation to the Yewtree application, to provide advice on how the planning process worked.

Councillor Beacham declared that he too had met with residents in his capacity as ward councillor in relation to the Yewtree application, to provide advice on how the planning process worked.

107. PLANNING APPLICATIONS

Noted.

108. 70-72 SHEPHERDS HILL, N6 5RH

The Committee considered an application for the demolition of existing building and redevelopment to provide 16 residential dwellings within a 5 storey building with associated landscaping, car parking and other associated works.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

Stephen Jones addressed the Committee in objection to the application. He raised his concerns over the light impact on neighbouring properties and he was not clear on how the light study had been taken into consideration. The existing building had many features that could be restored, rather than demolishing the site. Mr Jones concluded by stating that he would be in support of the application if it provided more affordable housing, however given that the development would provide luxury flats and a small contribution of £300,000 towards affordable housing elsewhere, he requested that the Committee refuse the application.

Mark Afford addressed the Committee on behalf of the Crouch End Neighbourhood Forum in objection to the application. Shepherds Hill was included in the conservation area in 1994 to protect the remaining buildings in that area from demolition. He challenged the assertion that the existing building was a 'neutral development' and stated that there were a number of features of the building which provided a positive contribution to the conservation area. He disagreed that the new development would enhance the heritage benefit.

The Committee requested clarification from the Council's Conservation officer, Nairita Chakraborty, on the heritage status of the existing building. She informed the Committee that the appraisal written by the Conservation Area Advisory Committee had identified the building as heritage neutral, and whilst there were features of the building that could be described as having heritage value, on closer inspection it was clear that these features had been compromised following poor quality additions and conversions to the building. Therefore, the building remained as a neutral development.

Councillor Arthur addressed the Committee and raised a number of points, mainly that the lack of affordable housing did not make a positive contribution to the local area. He accepted that the applicant would be making a payment of £300k towards affordable housing, but this seemed to be too low.

Councillor Hare addressed the Committee, and referred to an earlier email that he had sent to the Chair to request that the application be deferred due to the late provision of a large amount of information. He added that the proposed building would not be of a high enough standard to positively contribute to the local area.

Ben Burgerman, Lawyer, advised that there was no automatic right to defer an application based on when reports had been submitted. He advised the Committee that they could rely on officers advice when considering any application.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- The viability assessment showed that if affordable housing were to be provided then the development would become unviable. To offset the lack of affordable housing the developer would make a financial contribution of £300k towards affordable housing elsewhere.
- There was no evidence to suggest that there would be any impact on neighbouring properties by flooding or subsidence.

- The late information referred to by Councillor Hare was in relation to a daylight and sunlight assessment which had been provided by the applicant in addition to what had already been submitted. The information provided concurred with the officer's opinion as set out in the report.

The Applicant's agent addressed the Committee, along with one of the applicants. The proposal had been brought by existing residents of the building, who felt that the only option for the property was to rebuild it. The applicants had experienced difficulties in insuring the building due to the damp and flooding issues. Alongside the £300k contribution towards affordable housing, the applicant was also contributing £550k of CIL funding.

Councillor Bevan requested that a condition be included regarding the installation of satellite dishes. This was agreed by the Committee.

The Chair moved that the application be granted and following a vote it was

RESOLVED

- i) That the Committee GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- ii) That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- iii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 15/12/2017 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iv) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

CONDITIONS

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: Sustainability Statement, Arboricultural Impact Assessment Report, Design and Access Statement, Energy Assessment, Flood Risk Assessment, Heritage Statement, Supporting Planning Statement, Statement of Community Involvement, GA001, GA002, GA003, GA 100, GA 101, GA 102, GA 103, GA 104, GA 110, GA 111, GA 120, GA 121, GA 122, GA 123, GA 124, GA 200, GA 201, GA 202, GA 203, GA 204, GA 205, GA 206, GA 300, GA 400, GA 401, GA 402, GA 403, GA 404, GA 500, GA 501, GA 502, GA 503, GA 504 & GA 505

Reason: In order to avoid doubt and in the interests of good planning.

CONSERVATION

3. No demolition works of the development hereby approved shall commence until a minimum of Level 3 recording of 70-72 Shepherd's Hill as per Historic England's guidance to 'Understanding Historic Buildings: A guide to good recording practice' has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the original structure is recorded appears on Council's records.

4. Details of all materials including fenestration, bricks, mortar and cladding shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun. The development shall be implemented in accordance with the approved details or samples of materials.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

5. Details of a scheme depicting those areas to be treated by of hard and soft landscaping shall be submitted to and, approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details and retained thereafter. Any trees which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity of the area.

TRANSPORT

6. The applicant/developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 1 month (one month) prior to construction work commencing on site. The Plans should provide details on how construction work (including Demolition) would be undertaken taken in a manner that disruption to traffic and pedestrians in and surrounding the site is minimised. The construction management plan must include details on the construction of the development. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

7. Details of the cycle parking facilities, as shown on the approved plans, shall be submitted to and approved by the Local Planning Authority prior to implementation of above ground works. These cycle parking facilities shall be provided prior to first occupation of the dwellings, hereby approved and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.

8. Details of a scheme for the storage and collection of refuse and recycling shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Development Management DPD Policy DM31 and Policy 5.17 of the London Plan 2015.

THAMES WATER

9. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure the piling does not impact on ground water, and local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

CARBON MANAGEMENT

10. Applicant must deliver the energy efficiency standards (the Be Lean) as set out in the Energy Assessment, by Eight Associates, Issue Number 3, Dated 27/05/2016 (Ref: 1472-Energy Assessment-1605-27om.docx) The development shall then be constructed and deliver the U-values set out in this document, achieving the agreed carbon reduction of 9.3% beyond BR 2013. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to the local authority no less than 6 months prior to practical completion of the development. This report will show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building. The applicant must allow for site access if required to verify measures have been installed. If the targets are not achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04

11. The applicant/developer are required to deliver the standards (the Be Clean) as set out in the Energy Assessment, by Eight Associates, Issue Number 3, Dated 27/05/2016 (Ref: 1472-Energy Assessment-1605-27om.docx) The details of the CHP system shall include:
 - a) location of the energy centre;
 - b) specification of equipment;
 - c) flue arrangement;
 - d) operation/management strategy; and
 - e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

Once these details are approved the Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council. The Combined Heat and Power facility and infrastructure shall be carried out strictly in accordance with the details so approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04

12. All gas boilers installed across the development to have a minimum SEDBUK rating of 90%. The applicant will demonstrate compliance by supplying installation specification at least 3 months' post construction. Once installed they shall be operated and maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and local plan SP:04 and DM 22.

13. The applicant/developer are required to install the renewable energy technology (PV Solar Panels) as set out in the Energy Assessment, by Eight Associates, Issue Number 3, Dated 27/05/2016 (Ref: 1472-Energy Assessment-1605-27om.docx). The applicant will deliver no less than 90m² of solar PV panels, with a system capacity of 18.24 kWp and an estimated to generation capacity of 15,752 kWh/yr. Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee. The Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council. The equipment shall be maintained as such thereafter. Confirmation of the area of PV, location and kWp output must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.

Reason: To comply with London Plan Policy 5.7. and local plan policy SP:04

14. The applicant/developer are required to deliver a sustainability assessment for the residential portion of the application achieving rating of Home Quality mark level 4 for all units on the site. The units must be constructed in accordance with the details required to achieve Home Quality mark level 4 and shall be maintained as such thereafter. A post construction certificate shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site for approval. In the event that the development fails to achieve the agreed rating for the whole development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) policies 5.1, 5.2, 5.3 and 5.9 and policy SP:04 of the Local Plan.

15. The results of dynamic thermal modelling (under London's future temperature projections) for all internal spaces must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site and shall be operational prior to the first occupation of the development hereby approved. Details in this strategy will include measures that address the following:

- the standard and the impact of the solar control glazing;
- that the space for pipe work is designed in to the building to allow the retrofitting of cooling and ventilation equipment
- that all CHP pipework is appropriately insulated
- what passive design features have been included
- what mitigation strategies are included to overcome any overheating risk

This model and report should include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. Air Conditioning will not be supported unless exceptional justification is given. Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: London Plan Policy 5.9 and local policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.

TREES

16. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and wellbeing of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

17. All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work. All construction works within root protection areas or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

DRAINAGE

18. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

QUALITY REVIEW PANEL

19. The existing architects or other such architects as approved in writing by the Local Authority acting reasonably shall undertake the detailed design of the project.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and DM1 of the Development Management DPD 2017.

20. Prior to the installation of any microwave antenna / satellite dish on the dwellings hereby approved details of its siting and appearance shall be submitted to, and approved in writing by the Local Planning Authority, and thereafter implemented only in accordance with the agreed details.

Reason: In order to prevent the proliferation of satellite dishes on the development.

INFORMATIVES:

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £71,597 (1612 sqm x £35 x 1.269) and the Haringey CIL charge will be £464,772 (1612sqm x £265 x 1.088). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

INFORMATIVE: Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am – 6.00pm Monday to Friday
- 8.00am – 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

INFORMATIVE: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: Reinstatement of redundant crossovers, any street furniture, amendments to parking bays or CPZ changes, or other work required on public Highways to facilitate the proposed development, will require a separate application to the Highway Authority subsequent to the planning application.

INFORMATIVE: If this planning application is approved, highways licences, and/or temporary Traffic Orders may be required, such as: crane licence, hoarding licence, on-street parking suspensions etc. The applicant must check and apply direct to the Highway Authority.

INFORMATIVE: This permission is subject to a S106 Agreement pertaining to an affordable housing contribution; highways works; travel plan; resident permit restriction; carbon reduction; construction skills /training and a viability review.

Section 106 Heads of Terms:

- 1) An **affordable housing contribution** of £300,000
 - 2) **Highway** - A S.278 to be agreed and secured with the council for works related to the construction of proposed changes to public highway, vehicle and pedestrian.
 - 3) **A residential travel plan** - As part of the detailed travel plan the following measures must be included in order to maximise the use of public transport:
 - a) The developer must appoint a travel plan co-ordinator, working in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.
 - b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents.
 - c) The applicants are required to pay a sum of, £3,000 (three thousand pounds) per travel plan for monitoring of the travel plan initiatives.
 - 4) **Establishment or operation of a car club scheme** - The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds in credit for each member of the car club), per year for two years evidence of which must be submitted to the Transportation planning team.
 - 5) **On-street parking permits** - Residents restricted from purchasing the on-street parking permits.
 - 6) **Carbon Reduction** - A sum of £37,233.00 (upon commencement) to deliver carbon reduction projects across the borough of Haringey.
 - 7) **Construction training / local labour initiatives** Participation in Construction Training and Local Labour Initiatives.
 - 8) **Viability review mechanism** should the proposal not be implemented within 18 months of the date of decision.
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- v) That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:
1. In the absence of Section 278 Agreement for highways works, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7 and London Plan policies 6.9, 6.11 and 6.13.
 2. In the absence of the provision of a residential travel plan, the proposal would have an unacceptable impact on the highway and fail to provide a

sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7 and London Plan policies 6.9, 6.11 and 6.13.

3. In the absence of participation in car club membership, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, and London Plan policies 6.9, 6.11 and 6.13.
 4. In the absence of on-street parking permit restrictions, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7 and London Plan policies 6.9, 6.11 and 6.13.
 5. In the absence of a financial contribution towards carbon management, the proposal would fail to address climate change and secure a sustainable development. As such, the proposal would be contrary to Local Plan policies SP4, London Plan policies 5.1, 5.2, 5.3 and 5.7 and DM policy DM21.
 6. In the absence of an agreement to work with Construction Training and Local Labour Initiatives, the proposal would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population contrary to Local Plan Policies SP8 and SP9.
- vi) In the event that the Planning Application is refused for the reasons set out in resolution (v) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
 - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

109. LAND AT REAR OF YEW TREE CLOSE, N22 7UY

The Committee considered an application for the erection of 4 detached houses with basements and provision of off-street parking.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

Gordon Best addressed the Committee in objection to the application. There were a number of serious flaws with the application, namely that there was no safe access or egress from the site via Yewtree Close. Part of the development included land which belonged to Mr Best and this inaccuracy had implications for safe vehicle movement within the development. There were safety issues to anyone crossing the entrance to Yewtree Close and vehicles moving in and out of the site, as the road was not easily visible from Alexandra Park Road. This was particularly concerning due to the close proximity of two schools.

Robert Bell addressed the Committee in objection to the application. This application had been submitted on two previous occasions and had been refused. The current application showed not material change from the previous two proposals. The building height was not appropriate for the setting, and would cause a material loss of amenity to neighbouring properties.

Following a query from the Committee, Ben Burgerman, Lawyer, explained that the ownership of land was not a material planning consideration.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- There were two houses already on Yewtree Close, with existing access. Following traffic analysis, it was expected that the new development would result in 4 additional car movements. There had been no collisions at the access point in the past 5 years, and it was not considered to have any visibility concerns.
- An objection had been received from the headteacher of a nearby school, and this had been included with the public objections.
- The swept path analysis was provided by the applicant and demonstrated that if Veolia were not to provide refuse collection then a private company could be used. However, it was very unlikely that Veolia would not provide refuse collection.

Councillor McShane addressed the Committee in her capacity as ward councillor and spoke in objection to the application. The application was out of character for the area, and there were concerns for the safety of students crossing Yewtree Close particularly with the increase in vehicles during the building stage and afterwards. She requested that the Committee refuse the application.

The Applicant's agent addressed the Committee. He advised that the applicant had been developing the application since 2015, and there had been 2 refusals, and 2 appeals dismissed. This new application addressed previous issues, and had been prepared in consultation with the Planning Authority. The access and egress arrangements did not prejudice existing road conditions. As stated by the Local Authority lawyer, the ownership of land was immaterial, however, the applicant did not require a turning area over the disputed land.

Councillor Bevan requested that a condition be included relating to the installation of satellite dishes. The Committee agreed with this.

The Chair moved that the application be granted, and following a vote it was

RESOLVED

That the Committee GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives.

CONDITIONS

- 1) The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2) The approved plans comprise drawing nos. (433115-1, 12 Rev C, 13, 14, 15, 17 Rev B and 9310-002 Rev B). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3) Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

- 4) No development hereby approved shall commence until full details of both hard and soft landscape works, have been submitted to, and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of boundary fencing / railings; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme). Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

- 5) Details of the proposed boundary treatment shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed and retained in perpetuity prior to occupation of the new residential units.

Reason: In order for the Local Planning Authority to assess the acceptability of the boundary details and in the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

- 6) The servicing of the site shall be in accordance with the refuse management plan titled 'Waste Concern' dated March 2017 and swept path analysis ref. 9310-002 Rev B.

Reason: Any larger vehicles in size are unable to enter and leave the site in forward gear which will prejudice road users and pedestrians using the junction at Yewtree Close and Alexandra Park Road.

- 7) No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties.

- 8) Fencing for the protection of the trees shown to be retained shall be erected in accordance with tree reports ref. MUKL_YTC_AIA_001 and MUKL_YTC_AIA_001_ADD before any materials, equipment or machinery are brought onto the site for the purposes of the development. The fencing shall be retained in position until the development is complete, and nothing shall be placed within the fencing, nor shall any ground levels within the fencing be altered, nor shall any excavation within the fencing be made, without the prior written consent of the Local Planning Authority.

Reason: In order to ensure the safety and well-being of the trees adjacent to the site during constructional works that are to remain after works are completed.

- 9) The residential units hereby approved shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable homes.

- 10) Before the first occupation of the dwelling on 'Plot 2' hereby permitted, the first and second floor windows in the side flank elevation as shown on drawing no. 433115-14 shall be fitted with obscured glazing and any part of the windows that is less than 1.7 metres above the floor of the rooms in which they are installed shall be non-opening and fixed shut. The windows shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties.

- 11) Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission).

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

- 12) Prior to the installation of any microwave antenna / satellite dish on the dwellings hereby approved details of its siting and appearance shall be submitted to, and approved in writing by the Local Planning Authority, and thereafter implemented only in accordance with the agreed details.

Reason: In order to prevent the proliferation of satellite dishes on the development.

INFORMATIVES

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: CIL : Based on the information given on the plans, the Mayoral CIL charge will be £29,180.66 (657sqm x £35 x 1.269) and the Haringey CIL charge will be £189,426.24 (657sqm x £265 x 1.088). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

INFORMATIVE: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Thames Water will aim to provide customers with a minum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

110. UPDATE ON MAJOR PROPOSALS

RESOLVED that the report be noted.

111. NEW ITEMS OF URGENT BUSINESS

None.

112. DATE OF NEXT MEETING

28 November 2017.

CHAIR: Councillor Natan Doron

Signed by Chair

Date

Planning Sub Committee

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1 APPLICATION DETAILS

Reference No:

Ward: Crouch End

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

Address: Hornsey Town Hall, The Broadway N8 9JJ

Proposal – Planning 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.*

Listed Building Consent Proposals:

Building 1: Hornsey Library, Haringey Park, Hornsey N8 9JA.

Listed Building Consent for demolition of library garage and energy centre in curtilage of Hornsey Library (Listed Grade II - HE Listing Ref: 1246935). No demolition to library building proposed. (Reference No: HGY/2017/2221)

Building 2: Hornsey Town Hall, The Broadway N8 9JJ

Listed Building Consent for internal and external alterations to the Hornsey Town Hall (Grade II - HE Listing Ref: 1263688) including comprehensive programme of repair*

works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery, etched glazing and windows. Various removals and insertion of internal partitions, doors, partial excavation of basement, lift insertions, ramp and access insertions and relocations, fire escape replacement, removal of stage hoist, balcony seating and 1972 roof addition. Repair of historic finishes, furnishings, commemorative plaques and war memorial. Curtilage demolition of the Weston Clinic Building and courtyard infill extension.

Building 3: Broadway Annex Building, The Broadway, N8 9JJ

Listed Building Consent for internal and external alterations to the Broadway Annex (Listed as 'Electricity Board Office and Showroom' - Grade II. HE Listing Ref: 1358881) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery and windows. Various removals and insertion of internal partitions, including insertion of French doors to the Town Hall square, fire escape replacement and facilitating works to allow insertion of extension.

Applicant: Crouch End Far East Consortium (FEC) Ltd.

Ownership: Council/Private

Case Officer Contact: James Hughes

Site Visit Date: 28.04.2017 + 26.06.2017 + 01.08.2017 + 30.08.2017 + 20.10.2017

Date received: 25.07.2017

Date Valid: 01.08.2017

Drawing number of plans and documents: See **Appendix 1**

1.1 This application for planning permission is reported to Planning Sub-Committee as it is major development. The Listed Building Consent (LBC) applications are reported concurrently.

1.2 **SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The development proposal will provide for the restoration and refurbishment of the Hornsey Town Hall and secure its future. A sustainable mix of uses for the Town Hall complex will allow for an economic contribution to the Crouch End District Centre and generate local employment. The principle of the provision of hotel, community, co-working and residential floorspace is in line with the site allocation and planning policy requirements.

- This restoration represents a significant inward investment and an improved position in relation to the 2010 planning permission. The restoration works are appropriately phased. Historic England (HE) supports the scheme and the development proposal will allow for the removal of the Hornsey Town Hall from HE's "At Risk" Register.
- In making a recommendation to grant planning permission, officers have considered the site history and the viability constraints identified with previous proposals that may have been insufficiently capitalised to deliver refurbishment works of a comprehensive scale.
- The overall density of the scheme is acceptable and falls within an acceptable range within London Plan Density Matrix. The mix of dwellings provided is acceptable given the site's location.
- The provision of 11 units of affordable housing representing 8% affordable housing by unit (6% by habitable room) is considered the maximum reasonable amount of affordable housing the scheme can viability deliver. The tenure split of the affordable housing provision is acceptable and the Council's affordable housing position is protected by viability review mechanisms enshrined in the S106 agreement.
- The design of the new build elements of the proposal are judged to be of a high quality. The building footprints are similar to the 2010 permission and oriented to minimise the impact on the historic setting of the Town Square.
- The policy requirements for taller buildings have been met by the applicant. Blocks A and B are acceptable given the context of the area and the site allocation. The significance of historic assets is preserved. The new build blocks will be constructed of high quality materials. The replacement roof extension on the East Wing of the Town Hall is acceptable. The impacts on strategic and local views is compliant with London Plan policy and local policy.
- The scheme provides high quality new build and converted residential accommodation that meets with London Plan space standards. There are a limited number of single aspect units in the scheme and all units will receive good levels of daylight. The proposal incorporates a policy compliant level of accessible and adaptable units, and blue badge parking is provided. The units will be protected from noise impacts and will have adequate ventilation.
- Mature trees are retained on the site in line with the requirement of the site allocation and public access to the Town Square is maintained. The

delivery of a small local garden in an area of open space deficiency adds to the quality of the scheme.

- The re-configuration and re-design of the Town Square is comprehensive, sensitive to the historic environment and secures a viable future for the Town Square. The provision of child play space within the scheme is acceptable. The proposal makes an ecological and recreational contribution in an area with an open space deficiency.
- The effect of the proposal on the daylight and sunlight amenity to the majority of the surrounding residential properties is acceptable and in general conformity with BRE guidance subject. Where there are issues of non-compliance, these are considered to be negligible or minor.
- The site is an infill location that has long been allocated in the development plan. The impacts to privacy, outlook and the amenity of adjoining occupiers is minimised by design and/or mitigation. Where there are instances of planning harm, this harm is judged to be minor and outweighed by other material planning considerations. The temporary amenity effects of construction will be strictly controlled and monitored by the Local Authority.
- Subject to the conditions, it is considered that the heritage benefits outweigh the less than substantial planning harm caused by the increased massing of Blocks A and B on the setting of the Town Hall and Hornsey Library as well as the character and appearance of the Crouch End Conservation Area. This view takes into account the views of the Conservation Officer, Historic England and other contributors. This view also takes into account the setting of the Town Hall as the primary consideration as per the site allocation requirements.
- The car trip demand generated by the proposal can be accommodated subject to conditions and a contribution to address parking control measures. The impacts of the scheme on the public transportation network are acceptable subject to a contribution to Transport for London to increase bus capacity and update bus shelter infrastructure.
- The car parking provision of 45 spaces, yielding a ratio of 0.31 spaces per unit is policy compliant. The level of cycle parking and the proposed alternations to the public highway are acceptable. No taxi rank is proposed in the vicinity of the site. Future shuttle bus provision will be

address by way of a travel planning condition. The transportation impacts of the development are acceptable.

- The issues of ecology, flood risk, energy and sustainability, waste and servicing, basement development, water and waste water capacity, land contamination and archaeology are adequately addressed by the development proposal and where required will be mitigated by planning conditions.
- The scheme makes a significant contribution to the delivery of the Local Plan and the allocated site SA48, which seeks to meet Haringey's strategic aspirations and the wider regeneration of the borough.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Assistant Director of Planning and/or the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below, and a section 278 legal agreement providing for the obligations set out in Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 1st April 2018 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
- 2.4 That Committee resolve to GRANT the three applications for Listed Building Consent and that the Head of Development Management is authorised to impose conditions and informatives and issue the Listed Building Consents following the appropriate endorsement by the Secretary of State.

Planning Conditions (HGY/2017/2220 - The full text of conditions is contained in **Appendix 1**)

- 1) Three Year Expiry (LBH Development Management)
- 2) Development in Accordance with Approved Drawings and Documents (LBH Development Management)
- 3) Materials Samples (LBH Development Management)
- 4) Hard and Soft Landscaping (LBH Development Management)

- 5) Roof Extension Details (Historic England)
- 6) Landscaping – Replacement of Trees and Plants (LBH Development Management)
- 7) Landscaping – Replacement of Ceremonial Tree (LBH Development Management)
- 8) Tree Protection Method Statement (LBH Tree & Nature Conservation)
- 9) Tree Protection Site Meeting (LBH Tree & Nature Conservation)
- 10) Inspection of Tree Protection Measures (LBH Tree & Nature Conservation)
- 11) Supervision of Root Protection Zones (LBH Tree and Nature Conservation)
- 12) Street Furniture Management Plan (LBH Development Management)
- 13) Public Realm Lighting Strategy (LBH Development Management)
- 14) Secure by Design Certificate (Metropolitan Police Service)
- 15) Hours of Operation -A3/A4 Uses (LBH Development Management)
- 16) Electric Vehicle Charging Points (Transport for London)
- 17) Parking Management Plan (LBH Transportation)
- 18) Construction Management Plan (CMP) and Construction Logistics Plan (CLP) (LBH Transportation)
- 19) Service and Delivery Plan (DSP) (LBH Transportation)
- 20) Wheelchair Dwellings (LBH Development Management)
- 21) Accessible & Adaptable Dwellings (LBH Development Management)
- 22) Noise from Plant and Associated Equipment (LBH Environmental Health – Noise)
- 23) Noise Assessment (LBH Environmental Health – Noise)
- 24) Internal Noise Levels within Residential Units (LBH Environmental Health – Noise)
- 25) Noise leakage from Assembly Hall and Use Class A4 (LBH Environmental Health – Noise)
- 26) Ventilation Details and NOx Filter Details – LBH Environmental Health)
- 27) Surface Water Drainage (Thames Water)
- 28) Public Sewer Crossings (Thames Water)
- 29) Piling Method Statement (Thames Water)
- 30) Details of Flood Risk Attenuation Measures (LBH Drainage)
- 31) Drainage Details – (LBH Drainage)
- 32) Confirmation of Energy Standards (LBH Carbon Management)
- 33) Carbon Offset Management Plan (LBH Carbon Management)
- 34) Combined Heat and Power Details (LBH Carbon Management)
- 35) Overheating Strategy – (LBH Carbon Management)
- 36) Post Construction Certification BREEAM and Home Quality Mark (LBH Carbon Management)

- 37) Remedial Works Plan BREEAM and Home Quality Mark (LBH Carbon Management)
- 38) Chimney Height Calculations (LBH Environmental Health)
- 39) Combined Heat and Power (CHP) Details (LBH Environmental Health)
- 40) Site Investigation (LBH Environmental Health)
- 41) Site Remediation (LBH Environmental Health)
- 42) Air Quality and Dust Management Plan (LBH Environmental Health)
- 43) Consideration Construction Registration (LBH Environmental Health)
- 44) Machinery Emissions (LBH Environmental Health)
- 45) Consideration Construction Registration (LBH Environmental Health)
- 46) Machinery Inventory (LBH Environmental Health)
- 47) Written Scheme of Investigation (Historic England – Archaeological Service)
- 48) Events/Local Area Management Plans – LBH Transportation
- 49) Cycle Parking Provision (LBH Transportation)
- 50) Hotel Management Plan (LBH Development Management)

Informatives (The full text of Informatives is contained in **Appendix 1**)

- 1) Working with the Applicant (LBH Development Management)
- 2) Community Infrastructure Levy (LBH Development Management)
- 3) Hours of Construction Work (LBH Development Management)
- 4) Party Wall Act (LBH Development Management)
- 5) Numbering New Development (LBH Development Management)
- 6) Asbestos Survey Where Required (LBH Environmental Health)
- 7) Written Scheme of Investigation – Suitably Qualified Person (Historic England)
- 8) Deemed Discharge Precluded (Historic England)
- 9) Composition of Written Scheme of Investigation (Historic England)
- 10) Disposal of Commercial Waste (LBH Waste Management)
- 11) Piling Method Statement Contact Details (Thames Water)
- 12) Minimum Water Pressure (Thames Water)
- 13) Paid Garden Waste Collection Service (LBH Development Management)
- 14) Sprinkler Installation (London Fire Brigade)
- 15) District Energy Connection – Hornsey Library (LBH Carbon Management)
- 16) Designing out Crime Officer Services (Metropolitan Police Service)

Listed Building Consent conditions (HGY/2017/2221- Hornsey Library. The full text of conditions is contained in **Appendix 1A.**)

- 1) 3 Year Expiry (LBH Development Management)
- 2) Development in Accordance with Approved Drawings and Documents (LBH Development Management)
- 3) Hidden Historic Features (LBH Development Management)

Listed Building Consent conditions (HGY/2017/2222 – Town Hall. The full text of Conditions is contained in **Appendix 1B.**)

- 1) 3 Year Expiry (Historic England)
- 2) Development in Accordance with Approved Drawings and Documents (LBH Development Management)
- 3) Approval of Contracted Work (Historic England)
- 4) Development Phasing (Historic England)
- 5) Works to Match Existing (Historic England)
- 6) Matching Brick to Existing (Historic England)
- 7) Hidden Historic Features (Historic England)
- 8) Removal of Redundant Installations (Historic England)
- 9) Building Fabric and Redundant Installations (Historic England)
- 10) Details of Relevant Works (Historic England)
- 11) Schedule of Historic Items and Salvage Strategy (Historic England)
- 12) Structural Drawings and Method Statement (Historic England)
- 13) Securing of Interior Features Program (Historic England)
- 14) Masonry Cleaning Program (Historic England)
- 15) Heritage Management and Maintenance Plan (Historic England)
- 16) Details of East Roof Extension (Historic England)
- 17) Services Not Shown on Drawings (Historic England)
- 18) Appurtenances Not Shown on Drawings (Historic England)

Listed Building Consent conditions (HGY/2017/2223 – Broadway Annex. The full text of conditions is contained in **Appendix 1C.**)

- 1) 3 Year Expiry (Historic England)
- 2) Development in Accordance with Approved Drawings and Documents (LBH Development Management)
- 3) Approval of Contracted Work (Historic England)
- 4) Development Phasing (Historic England)
- 5) Works to Match Existing (Historic England)
- 6) Matching Brick to Existing (Historic England)
- 7) Hidden Historic Features (Historic England)
- 8) Removal of Redundant Installations (Historic England)
- 9) Building Fabric and Redundant Installations (Historic England)

- 10) Details of Relevant Works (Historic England)
- 11) Schedule of Historic Items and Salvage Strategy (Historic England)
- 12) Structural Drawings and Method Statement (Historic England)
- 13) Securing of Interior Features Program (Historic England)
- 14) Masonry Cleaning Program (Historic England)
- 15) Heritage Management and Maintenance Plan (Historic England)
- 16) Services Not Shown on Drawings (Historic England)
- 17) Appurtenances Not Shown on Drawings (Historic England)

Section 106 Heads of Terms:

Affordable Housing

- 1) **Affordable Housing** – 11 units of social rented accommodation (Social Rent - 8% affordable housing by unit) to be located within the Broadway Annex West.
- 2) **Viability Review Mechanism** should the proposal not be implemented within 18 months of the date of decision.
- 3) **Viability Review Mechanism at 75% Leasehold Sale completion** - Any additional value split 90/10 to the Council up to a blended value of £925 per square foot and split 60/40 to the Council over this level up to a level (to be agreed prior to the signing of the S106 agreement) that represents 40% affordable housing.
- 4) **Option for Council to Purchase Affordable Housing.**
 - a. Submission of an Affordable Housing Plan prior to the refurbishment works to the Broadway Annex.
 - b. Submission of an Acquisition Agreement upon receipt of an Affordable Housing Notice from the Council.

Transportation

- 5) **Car Capping** - No future occupiers will be entitled to apply for a residents or business parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development.
- 6) **Parking Control Measures** - £60,000 (sixty thousand pounds) towards the consultation and implementation of parking control measure in the local area surrounding the site.
- 7) **Residential Travel Plan** (as part of the detailed travel plan) comprising:
 - a) Appointment of a travel plan coordinator

- b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident.
- c) Establishment or operation of a car club scheme, which includes the provision of 2 car club bays and two cars with, two years' free membership for all units and £50.00 (fifty pounds in credit) per year for the first 2 years.
- d) Travel Information packs to be given to all residents and information available through a website.
- e) £3,000 (three thousand pounds) for monitoring of the travel plan initiatives.

8) **Commercial Travel Plan** (as part of a detailed travel plan) comprising:

- a) Appointment of a travel plan co-coordinator
- b) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.
- c) £3,000 (three thousand pounds) for monitoring
- d) Review of cycle parking provision annually for the first two years as part of the travel plan and provide additional cycle parking facility if required.
- e) Provision of public transport information (with ticketing [electronic or paper] where possible and on the website).

9) **Additional Capacity on the W7 Bus Route** and other bus routes - Obligation of **£150,000** (over 5 years) to **Transport for London**.

10) **Upgrades to Bus Shelter** CC located southbound on the A103 - Obligation of **£15,000** to **Transport for London**.

Open Space Management

11) **Public Space Access and Management Plan** for the public space to the front of the development from the Broadway (details on servicing and maintenance shall be provided)

Community Use

12) **Community Use Plan** in general conformity with Community Use and Access Agreement (between the Council and the applicant) executed on 8th February 2017, comprising:

- a) Objectives
- b) Maintenance of Community Use and Community Access
- c) Temporary Closure

- d) Marketing and Promotion
- e) Community Use and Access Steering Group

13) **Community Use Operations Plan** in general conformity with the relevant elements of the agreement between the applicant and the operator.

Hotel Use

14) **Leasehold Ownership** of Hotel Rooms precluded.

15) **Hotel Occupancy** restricted to 30 Days, subject to Local Authority review based on a business case in the future if required.

Employment

16) **Ultrafast Infrastructure and Connections**

17) **Re-location assistance** to existing business occupiers

Skills and Training

18) Participation in the **Haringey Employment & Recruitment Partnership** (HERP) to use local labour during the construction process.

Carbon Management

19) An updated Energy Plan and a developer financial contribution of **£211,221** addressing the **unachieved carbon reduction targets**, to be paid upon the implementation of the planning permission. Subject to a review mechanism if the energy efficiency can be improved through the detailed design phase.

Development Phasing

20) A full phasing strategy, proposing the following phases of works:

- 1) Phase 1: Block A & B, Public Realm (excluding Town Hall Square), Town Hall Enabling Works (Including Hazardous Materials Removal, Soft Strip, Survey Works, Demolition of Existing Clinic Building), Utilities Connections and Sub Station relocation;
- 2) Phase 2: Shell & Core Works to the Town Hall;
- 3) Phase 3: Fit Out to the Town Hall;
- 4) Phase 4: Broadway Annexe and Town Hall Square

The Plan shall propose the following phasing:

- a) Phase 1 works shall be completed FOLLOWING the implementation of the planning permission but PRIOR to the occupation of the 81 units representing approximately 60% of the market units;
- b) Phase 2 works shall be completed FOLLOWING the implementation of the planning permission, but PRIOR to the occupation of the 108 units representing approximately 80% of the market units;
- c) Phase 3 works shall be completed FOLLOWING the implementation of the planning permission, but PRIOR to residential occupation of the 122 units representing approximately 90% of the market units. The Plan shall propose the operation of the hotel at Phase 3 and 50% hotel room availability;
- d) Phase 4 works shall be completed PRIOR to residential occupation of the final 10% of the market new build residential units

Section 278 Heads of Terms:

- 1) Section 1 - Footway reconstruction of north-western footway in front of Library on Haringey Park (£25,110)
- 2) Section 2 - Footway reconstruction of north-western footway between No. 13 Haringey Park and Bourne Road (£25,318)
- 3) Section 3 - Footway reconstruction of north-western footway between Hatherley Gardens and Crouch Hill (£9,839)
- 4) Section 4 - Carriageway surfacing of Hatherley Gardens and introduction of raised junctions at junctions of Haringey Park / Hatherley Gardens and Haringey Park / Ivy Gardens (£50,095)
- 5) Section 5 - Introduction of raised junction at Weston Park / The Broadway and Weston Road / Northern access to site. Footway and carriageway surfacing (£20,163)
- 6) Section 6 - Repaving of footway and introduction of raised kerb to improve access to bus (£31,207)

Total S278 Works Contribution: £161,731

- 2.5 In the event that members choose to make a decision contrary to officers' recommendations members will need to state their reasons.
- 2.6 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:
 - i. *In the absence of a legal agreement securing 1) the provision of on-site affordable housing and 2) viability review mechanisms 3) an Affordable Housing Acquisition Agreement the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary*

to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and DPD Policies DM 11 and DM 13, and Policy SA48.

- ii. *In the absence of a legal agreement securing local employment training opportunities, and ultrafast infrastructure connections, the proposal would fail to facilitate training and employment opportunities for the local population and the business needs of commercial users. The scheme would fail to contribute to the social and economic regeneration of the area. As such the proposal is contrary to Local Plan Policies SP8 and SP9, Policy DM48 and SA48.*
- iii. *In the absence of legal agreement securing 1) residential and commercial Travel Plans, and Traffic Management Order (TMO) amendments to preclude the issue of parking permits, and 2) financial contributions toward travel plan monitoring, and car club provision and parking control measures the proposal would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal would be contrary to London Plan policies 6.9, 6.11 and 6.13. Spatial Policy SP7, Policy DM31 and Policy SA48.*
- iv. *In the absence of a legal agreement securing financial contributions for capacity upgrades to local bus services and quality improvements to the local bus shelter, the proposal would give rise to unsustainable modes of travel, overspill parking impacts and a poor quality public realm. As such, the proposal would be contrary to London Plan policies 6.9, 6.11 and 6.13. Spatial Policy SP7, Policy DM31 and Policy SA48.*
- v. *In the absence of the legal agreement securing an Open Space Management Plan and Community Use Plan the proposal would fail to secure publicly accessible community uses and open space, and compromise the Council's vision for the Hornsey Town Hall. As such, the proposal would be contrary to London Plan policies 7.5, 7.9, Policy SP12, Policy DM20 and Policy SA48.*
- vi. *In the absence of the legal agreement precluding leasehold ownership of hotel rooms and securing a 30-day occupancy restriction, the proposal would allow for the future loss of London's visitor accommodation and undermine the vitality of the Crouch End District Centre. As such, the proposal would be contrary to London Plan Policy 4.5, Policy SP10, DM41 and DM53.*
- vii. *In the absence of a legal agreement securing a carbon offset payment and an energy plan the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and contrary to London Plan Policy 5.2 and Strategic Policy SP4, and emerging DPD Policies DM 21, DM22 and SA48.*
- viii. *In the absence of a legal agreement securing a phasing plan for the restoration of the Town Hall, the proposal would fail to secure the future of an*

'as risk' heritage asset and undermine its significance. As such, the proposal is contrary to London Plan Policy 7.8 and 7.9, Policy SP12, DM9 and SA48.

- 2.7 In the event that the Planning Application is refused for the reasons set out in resolution (2.6) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
 - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
 - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

CONTENTS

- 3 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4 CONSULTATION RESPONSE
- 5 LOCAL REPRESENTATIONS
- 6 MATERIAL PLANNING CONSIDERATIONS
- 7 RECOMMENDATION

APPENDICES:

- 1. Appendix 1 – Planning Conditions and Informatives
 - a. Appendix 1A – Listed Building Consent Conditions – Hornsey Library
 - b. Appendix 1B - Listed Building Consent Conditions – Town Hall
 - c. Appendix 1C - Listed Building Consent Conditions – Broadway Annex
- 2. Appendix 2 – Quality Review Panel Comments 6.11.2017
- 3. Appendix 3 – Development Management Forum – Meeting Summary 10.07.2017
- 4. Appendix 4 – Internal Consultation Responses
- 5. Appendix 5 – External Consultation Responses
- 6. Appendix 6 – Individuals Comments – HGY/2017/2220
 - a. Appendix 6A – Individual Comments – HGY/2017/2221+2222+2223
- 7. Appendix 7 – Local Groups Responses
- 8. Appendix 8 – Councillors Responses
- 9. Appendix 9 – BNP Paribas Viability Review
- 10. Appendix 10 – Neighbour Daylight/Sunlight Assessment BRE
- 11. Appendix 11 – Site Plan
- 12. Appendix 12 – Images of the Existing Site
- 13. Appendix 13 – Plans
- 14. Appendix 14 – Elevations
- 15. Appendix 15 – 3D Images
- 16. Appendix 16 – Listed Building Consent Background

3 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- 3.1.1 The planning application is for the change of use and refurbishment of the Hornsey Town Hall to hotel and community use, food and beverage use, and co-working spaces. The applicant also proposes the change of use of the Broadway Annex building to food and beverage and residential use. New residential development is proposed to the rear of the Town Hall in two blocks and in a mews to the rear of the Broadway Annex. A new landscape design is proposed for the Town Hall Square fronting the Crouch End Broadway. Images of the development are set out in **Appendix 15** for member's reference.

Change of Use and Refurbishment of the Town Hall

- 3.1.2 The applicant proposes the conversion of the Town Hall to a mixed-use building, comprising café/restaurant use, hotel use, performance space and co-working offices. The total quantum of community use floorspace is 3,162m². Community uses are proposed to be operated on a shared basis with the hotel use, located within the Foyer, the Assembly Hall, the Council Chamber, the Committee Rooms and the Mayor's Parlour. The hotel would comprise 67 rooms and would be primarily located in the east wing of the Town Hall. The total quantum of hotel floorspace is 2,689m².
- 3.1.3 The shared use element of the proposal envisages the hotel operator and community groups using designated areas of the Town Hall at different times. The applicant has appointed an operator to administrate the use of shared space, governed by a legal agreement.
- 3.1.4 The change of use would be accompanied by a comprehensive programme of repair and refurbishment works to the Town Hall. This refurbishment is proposed to be linked by legal agreement to a programme of phased delivery for the new build residential elements of the scheme. The restoration works will include comprehensive repair of brick, stonework, roofs, floors and wall surfaces of the Town Hall. Internal and external doors, decorative metalwork, joinery, ironmongery, and windows will be refurbished and repaired where required.
- 3.1.5 The alterations (beyond repair) to the Town Hall exterior are minimal, however the applicant proposes new doors to the Town Hall lobby and dropping the cill height of the windows to the ground floor of the west wing to form doorways. A 1970s roof extension on the southern side of the East Wing of the Town Hall is proposed to be removed and a symmetrical roof extension (containing hotel floorspace) on the north and south sides of the East Wing erected. A terrace on the north-western roof of the Town Hall is to be used as a bar.

- 3.1.6 Key internal refurbishment include the insertion of lifts and ramps to make the building fully accessible for the public, and the insertion of a mezzanine level in the Assembly Hall. The insertion will provide additional co-working space.

New Build Development – Blocks A and B

- 3.1.7 Two new build blocks of residential accommodation to the rear of the Hornsey Town Hall are proposed. These are to be located south of the East Wing (Block B – 7 storeys) and along the eastern plotline of the site (Block A – Part 6/Part 7 storeys). Block A will contain 82 units and Block B will contain 39 units. These blocks are to be constructed of brick and stone materials with decorative balustrading. The development is proposed to contain 45 underground car parking spaces.

Broadway Annex and Mews

- 3.1.8 The applicant proposes the change of use of eastern ground floor of the Broadway Annex building to food and beverage use, and the upper floors to residential use. A single storey second floor extension to the rear of the building is proposed. The Broadway Annex East will incorporate 4 residential units. The change of use will also be accompanied by a comprehensive refurbishment of the listed building.
- 3.1.9 The western ground floor of the Broadway Annex is not included in the application, and is in restaurant use. The upper floors of the western Broadway Annex are proposed to be converted to residential use. This element of the scheme will contain 11 units of affordable housing.
- 3.1.10 Nine new build residential units are proposed to be erected to the rear of the Broadway Annex in a mews block, with a landscaped area between the mews and the rear of the Broadway Annex building. This new build block will rise to a height of three storeys and is proposed to be brick construction matching existing buildings.

Public Realm

- 3.1.11 The applicant proposes improvements to the Town Square including a reconfiguration of the green space and replacement of street furniture with modern alternatives in keeping with the historic setting of the area. The Town Hall square is proposed to be equipped with power points to facilitate public events. The fountain in the Town Square will be refurbished. A new public space open during the day ('Town Hall Gardens') is proposed south of the West Wing of the Town Hall and comprehensive landscaping between the new build blocks and adjoining residential occupiers is proposed throughout the site.

Demolition

- 3.1.12 The Weston Clinic building, a set of garages to the rear of the Hornsey Library and other curtilage walls within the site are proposed to be demolished.

3.2 **Site and Surroundings**

- 3.3 The site is located on the east side of the Crouch End Broadway and is 1.3 Ha in area. The site is irregular shaped and is bounded by Hornsey Library and Haringey Park to the south, and primarily Edwardian residential development to the north and east. It is bounded by Hatherley Gardens, and the Crouch End Broadway and various commercial uses to the west.
- 3.4 The key buildings on the site are the Hornsey Town Hall, the Weston Clinic Building, and the Broadway Annex building. The Hornsey Town Hall Building is statutory listed Grade II*. The Broadway Annex building and the library are statutory listed Grade II. The site also contains green space (including the Town Square fronting the Town Hall) and surface car parking.
- 3.5 The site is located within the Crouch End District Centre (CEDC) and Crouch End Conservation Area (CA). The site also lies within the Landmark Viewing Corridor to St. Pauls Cathedral and within its Wider Setting Consultation Area. A locally protected view from Parkland Walk crosses the site. The Town Hall and its environs are well served by the bus network – the site attracts a PTAL rating of 3. Controlled Parking Zone (CPZ) CE-A surrounds the site and CPZ CE-B lies to west.
- 3.6 The site lies within SA48 (Hornsey Town Hall) pursuant to the Site Allocations Development Plan Document (DPD). The site excludes a small allocated area west of the Hornsey Library. The site allocation SA48 promotes “restoration of the existing listed buildings to create a sustainable future use for these buildings which complement Crouch End District Centre, with enabling residential development on the car parking areas.”
- 3.7 The allocation also notes that planning permission was granted in 2010 - for a refurbishment of the existing Town Hall, with an element of enabling residential development - and that “new uses will be considered by the Council, with the aim of finding a use that benefits the vibrancy and vitality of Crouch End District Centre. Sensitively designed residential development which appropriately enables this refurbishment will be considered”.
- 3.8 The site lies within an adopted Neighbourhood Forum area pursuant to the Neighbourhood Planning (General) Regulations 2012. While the Crouch End Neighbourhood Forum (CENF) was approved by the Council on 15th December 2015, a Neighbourhood Plan for the CENF area has not yet been adopted. The Town Hall and Town Hall square are an Asset of Community Value (ACV) pursuant to the Assets of Community Value (England) Regulations 2012.

3.9 Relevant Planning and Enforcement history

- HGY/2010/0500 - Refurbishment and conversion of the Town Hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1, D2, A3 & A4 and retaining existing B1 and Sui Generis uses and new residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Granted December 2010. EIA screening requested assessed pursuant to the Environmental Impact Assessment Regulations 1999 in August 2009. Environmental Impact Assessment not be required.
- HGY/2010/0501 – Listed Building Consent in association with planning consent – granted HGY/2010/0500
- HGY/2010/0502 – Conservation Area Consent for the demolition of existing buildings in association with planning consent HGY/2010/0500 - granted December 2010.
- HGY/2010/1773 - Variation of condition 3 attached to HGY/2010/0502 to allow the demolition of the 1970's prefabricated block to the rear of Hornsey Town Hall. Granted December 2010.
- In 2013, three section 73 planning applications for minor material amendments to the planning, listed building and conservation area consents (as listed above) were submitted, which sought variations to a number of conditions to these consents, all of which were approved in September 2013, as follows:
 - HGY/2013/0694 – variation of conditions attached to planning permission reference HGY/2010/0500
 - HGY/2013/1384 - variation of conditions attached to conservation area consent reference HGY/2010/0502
 - HGY/2013/1383 – variation of conditions attached to listed building consent reference HGY/2010/0501
- HGY/2017/2009 – Request for Screening Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Granted - 25/07/2017.

There are additionally a number of historic applications for planning permission and Listed Building Consent in relation to the application site contained in the Council's records, however none are judged to be of relevance to the current proposals.

3.10 Consultation and Community Involvement

- 3.11 The applicant has undertaken pre-application public consultation prior to the submission of the application and has sought pre-application guidance. The scheme does not require referral to the Mayor of London on the basis of strategic views, building height or the amount of development proposed. The applicant and officers have met with Historic England during the application process.
- 3.12 The applicant has submitted a Statement of Community Involvement prepared by Newington dated July 2017. Public exhibitions of the pre-application scheme occurred at the Hornsey Town Hall on 20th May (10am-4pm) and 23rd May (2pm-5pm and 6pm-9pm).
- 3.13 The exhibitions were publicised in local newspapers (The Hampstead and Highgate Express on 11th and 18th May) and by the delivery of 10,000 leaflets to residential and commercial properties in the vicinity of the site. According to the applicant approximately 540 people attended the pre-application exhibitions.
- 3.14 The scheme has also previously been considered by Haringey's Quality Review Panel (QRP) on 17th May 2017 and 3rd October 2017. The scheme returned for a QRP's Chair's review on 6th November 2017. The most recent QRP critique is set out in the design section below and attached as **Appendix 2**.
- 3.15 The proposal was presented at a Development Management Forum on 10th July 2017 at the pre-application stage. A summary of responses from the Forum are attached as **Appendix 3**. The scheme was also presented to Planning Sub-Committee on 18th July 2017 at the pre-application stage as a 'for information' briefing for members.
- 3.16 The applicant has undertaken individual meetings with various groups, including the following:
- Hornsey Town Hall Creative Trust - 28 March 2017 and 28 September 2017
 - Hornsey Town Hall Appreciation Society - 28 March 2017 and 28 September 2017
 - Crouch End Neighbourhood Forum - 28 March 2017 and 28 September 2017
 - Crouch End Festival - 28 March 2017 and 10 October 2017
 - Friends of Town Hall Green - 16 November 2017
- 3.17 The applicant's appointed community use operator (Time + Space Co) has also undertaken the following engagement:
- Crouch End Festival - 25 October
 - HTH Tours - 25 October
 - Crouch End Neighbourhood Forum - 25 October

- Hornsey Town Hall Creative Trust - 25 October
- Hornsey Town Hall Appreciation Society and representatives from Weston and Haringey Parks Residents' Association - 30 October
- Alan Midgley representing HTH businesses - 1 November
- Crouch End Festival/ Crouch End Neighbourhood Forum/ Hornsey Town Hall Appreciation Society and representatives from Weston and Haringey Parks Residents' Association - 15 November

4 CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

- LBH Carbon Management
- LBH Housing Renewal Service Manager
- LBH Housing Design & Major Projects
- LBH Arboricultural Officer
- LBH Flood and Surface Water
- LBH Economic Regeneration
- LBH Cleansing
- LBH Parks
- LBH Environmental Health - Pollution/Air Quality/Contaminated Land
- LBH Environmental Health - Noise
- LBH Policy
- LBH Conservation Officer
- LBH Emergency Planning and Business Continuity
- LBH Building Control Building
- LBH Transportation Group
- LBH Hornsey Library

External

- Transport for London
- London Fire Brigade
- Metropolitan Police - Designing Out Crime Officer
- The Theatres Trust
- Natural England
- Thames Water
- Historic England
- Historic England - Greater London Archaeology Advisory Service
- Twentieth Century Society
- Environment Agency
- Friends of the Earth

- Tottenham Civic Society
- YMCA North London
- Friends Of Priory Park
- Friends Of The Parkland Walk
- Hornsey Conservation Area Advisory Committee
- Crouch End Neighbourhood Forum
- Hornsey Vale Community Centre
- Hornsey Town Hall Arts Centre
- Hornsey Town Hall Creative Trust
- Hornsey Town Hall Appreciation Society
- Hornsey Historical Society
- Catherine West – Member of Parliament for Hornsey & Wood Green
- Crouch End Festival
- CASCH
- Birkbeck Road RA
- Gladwell, Landrock, Cecile Park Action Group
- CASE
- Glasslyn, Montenotte & Tivoli Road RA
- MORRSH
- Haslemere Road Residents Association

A summary of the responses received are below. The full responses from internal consultees are contained in **Appendix 4** and responses from external consultees are contained in **Appendix 5**.

Internal:

1) LBH Economic Development

No objection to proposal. The Council places great importance on creation of workspace provision and the number and range of job and training opportunities that can be made available to local people. Officers understand that the former Town Hall has largely been vacant or underused in employment terms for many years. The proposed development is likely to generate overall more jobs and a wider range of jobs including entry-level job particularly in the hospitality/catering sector. The potential provision of co-working space - although somewhat limited - is welcomed. New developments should provide ultrafast infrastructure and connections. S106 obligations to address training and skilling issues identified should be included.

2) Environmental Health - Lead Officer - Pollution

No objection to proposal. Development should be car-free. Gas CHP is proposed - a condition with respect to emissions from CHP is therefore

required. As chimneys / flues are associated with proposed development, a chimney height calculation or emissions dispersal assessments are required. Standard conditions around contaminated land and air quality management should be imposed.

3) LBH Waste Management

No objection to proposal. The above planning application has been given a RAG traffic light status of AMBER for waste storage and collection as although it would seem consideration has been made in relation to storage and collection, various points unclear. Issues outstanding with respect to the separation of residential and commercial waste onsite, separation of commercial and residential collection times, receptacle size for food waste. Condition for a Waste Management Plan required.

4) LBH Carbon Management

No objection to proposal subject to condition. Decision notice should include a S106 obligation to pay for a shortfall on zero carbon target. Mitigation needed – dynamic thermal model. Standard conditions imposed. The development will achieve BREEAM 2014 Refurbishment (Non-Domestic): Hotel & Community Hall targeting Good rating; (Part 1 & 2), and Home Quality Mark (HQM) for Residential Apartments achieving 3 stars.

5) LBH Local Lead Flood Authority

No objection to proposal subject to the imposition of suitable conditions.

6) LBH Transportation Group

No objection to proposal. Trip generation assumptions acceptable, however to achieve the proposed modal split, changes will be required to the existing Control Parking Zone (CPZ). S106 Contribution required. Significant resulting increase in the number of bus trips - concerns in relation to the cumulative impacts of trip generation. However subject to S106 contributions, sufficient capacity to accommodate additional trips.

0.31 car parking spaces per unit is acceptable subject to car capping - spaces to be allocated by way of a parking management plan. Electric vehicle charging points required by condition. Changes to the highways layout to be secured by a S278 agreement. Design of the scheme on the Broadway needs further input from the engineering team. Taxi rank not required. 24 hours a day access to Town square to be secured by S.106 agreement.

7) LBH Tree & Nature Conservation Manager

No objection to proposal. Careful design, installation and Arboricultural supervision will be necessary to ensure trees are protected from unnecessary damage. Impact Assessment is sufficient. All works within the Root Protection Areas (RPAs) must be carried out in accordance with submission.

If space cannot be found for additional new trees, then provision must be sought to allow for new trees to be planted on public realm outside of the site to maintain local tree cover. A condition must be made that specifies replacement trees are planted for any of the relocated trees that do not survive the transplanting process and fail to survive 5 years after re-planting. Other standard tree conditions required.

Current development proposal could be permitted on the condition all the important trees specified for retention are robustly protected and all works within the RPAs are undertaken as specified in the AIA and MS.

Updated Comments 20.10.2017

The pleached trees proposed to be planted as they are shown on the drawing differently to all the other existing and relocated trees. Tree Officer satisfied with what is proposed - planting 23 x Pyrus chanticleer trees of a 20-25cm nursery size would provide more than adequate replacements for the trees specified for removal. Offsite tree condition not required.

8) LBH Principal Conservation Officer

On balance the proposal would be acceptable. Delivery of the Town Hall phasing and closely tied in with the delivery of the residential development is important and required. This should be agreed legally as part of a Section 106 agreement.

On balance, the heritage benefits outweigh the less than substantial harm caused by the increased massing of Blocks A and B on the setting of the Town Hall (II) and Library (II) as well as the character and appearance of the Crouch End conservation area. Conditions required in consultation with Historic England.*

The overall listed building works relating to the repair and conversion of the Town Hall and Broadway Annexe will enhance the significance of the building and not cause any harm to it. Curtilage demolition in vicinity of Hornsey library acceptable.

9) LBH Environmental Health Officer – Noise

No objection to proposal. EHO has examined the plans and the Sandy Brown Noise and Vibration Report (Ref 17119-R02-D) dated 28th September 2017 by Richard Deane, submitted in pursuant to the proposed mixed development. A site visit to the proposed development was conducted on the 18th October 2017. There are no objections made in principle to this application however conditions to be imposed.

External:

10) Natural England

No objection to proposal. Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes. Natural England has not assessed application and associated documents for impacts on protected species. Local Planning Authority should apply Standing Advice to this application. 2nd and 3rd Consultation Responses – position unchanged.

11) Historic England

i) Planning Permission – 1st Submission of 2nd October 2017

Proposal for refurbishment of Town Hall well formulated and are acceptable, subject to conditions requiring details of all works as per direction letter No objection to the repositioning of the steps to the theatre foyer subject to condition and suitable design. No objection to the provision of an external terrace and bar over the existing roof area subject to condition and suitable design. The proposed extensions over the east wing at second floor level accord with previous consent – conditions required. HE welcomes partial reinstatement of the original landscaping scheme at the front of the Town Hall, restoration of the circular fountain and the reinstatement of lamp standards.

No comment on detailed design of Block A and B however, proposed increase in height to both Blocks A and B, over that originally granted permission will result in harm to the historic environment.

The increase in height of Block A will result in this building appearing in a number of local townscape views, and particularly in the context of the suburban Edwardian villas. The proposed building is seen to rise above the general development plane and to visually interfere with the interesting rooflines of those Edwardian villas. The increase in height of Block B will result in this building appearing just above the roofline of the Town Hall in views from The Broadway and therefore interfering with the clean reclerlinear roofline of the Town Hall. The visibility of Block B is

further increased due to the use of contrasting materials and colour palate.

Enabling Development

2010 scheme was enabling development. In the current planning submission, there is no reference to the scheme being considered as Enabling Development, with the justification for this approach being that the scheme is planning compliant. HE would therefore urge Council to ensure that the scheme is compliant with policies, but also to seek a mechanism that ensures that the delivery/occupation of the new buildings is linked to the phasing and delivery of the Town Hall scheme. If this is not the case, then the relationship between the viability of the Town Hall as a standalone element needs to be questioned. If the Town Hall is not considered to be a viable entity its own right or its viability would be compromised by development at the rear, then there is certainly an argument that could be made for the proposals causing unacceptable harm on viability grounds, in accordance with policy 134 of the NPPF.

HE would welcome changes to the scheme to mitigate the harm that we have identified. However, we are aware that the final decision on these planning issues will lie with the Council, as local planning authority, and we would therefore urge the Council to seek changes, where possible, whilst also balancing these potential changes against the heritage benefits that would result from the repair and reuse of the Town Hall, in accordance with policies within the NPPF.

ii) Planning Permission – Updated Comments of 6th November 2017 (Following scheme amendments of 20th October 2017)

HE has reviewed the amended proposals, which include changes to the height of proposed Block B. HE particularly welcome the reduction in the height of Block B, which should ensure that it is no longer visible in the backdrop setting of the Town Hall when viewed from The Broadway.

HE no longer consider the proposals to cause harm to the setting of the Town Hall and the surrounding conservation area in this view and acknowledge that in other views, particularly Winter View 02, the scale of the proposed buildings is similar in nature to the buildings that were previously granted planning permission. It should be noted that the previous permission considered those buildings to comprise 'Enabling Development', thereby securing significant heritage benefits through the repair and reuse of the Town Hall.

In accordance with letter of 2nd October 2017, HE continue to urge Council to agree a mechanism to ensure that the delivery/occupation of

the new buildings is linked to the phasing and full delivery of the Town Hall scheme, regardless of whether or not the current scheme strictly accords with the definition of 'Enabling Development'.

iii) Listed Building Consent – Town Hall

No direction to refuse application. If Council is minded to grant listed building consent, Council is directed by Historic England to attach relevant condition, in addition to any which Council is minded to impose.

iv) Listed Building Consent – Broadway Annex

Referral to Historic England not required – not principal demolition Grade II

v) Listed Building Consent – Hornsey Library

Referral to Historic England not required – not principal demolition Grade II

12) Historic England – Archaeological Service

No objection to proposal. The planning application lies in an area of archaeological interest: Crouch End Village Archaeological Priority Area. Advice in regards to archaeology remains unchanged from previous scheme. The archaeological interest should be conserved by attaching a two-stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. Historic Building Recording condition which was attached to the previous consented scheme may be waived.

13) Theatres Trust

No objection to proposal. The Theatres Trust supports the application. Comments only relate to the theatre/Assembly Hall aspects of the proposal. The Trust has engaged with the design team during both the design development and planning application phases to ensure the proposal respects the building's historic and cultural significance.

14) 20th Century Society

Objection to the proposal. Comments relate to the works affecting Hornsey Town Hall and its setting. Primary concern related to the dropping of the windows to the south-east elevation of the Town Hall Square and the two extensions to the east wing. More detail required with regards to some of the retained furniture and the re-use. Loss of the ticket office harmful in heritage

terms. Proposed roof extension will fundamentally compromise elevation. 'Block B' will cause harm to the setting of the east wing. Little information relating to the proposed management or operation of hotel and community spaces provided. Overall argument that the scheme will outweigh the harm caused through public benefit has not been adequately made.

15) Environment Agency

Environment Agency has assessed this application as falling outside statutory remit to comment on and therefore EA has no comments. Site is within a Critical Drainage Area, consult Lead Local Flood Authority.

16) London Fire and Emergency Management Authority

Initial submission – 13th September 2017

The Brigade is not satisfied with the proposal for firefighting access as compliance with Part B5 of the building regulations is not shown.

Updated submission – 16th October 2017

The Brigade is satisfied with the proposals for firefighting access. This Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises.

17) Thames Water

No objection to proposal. Thames Water would advise that with regard to sewerage infrastructure capacity, no objection to the above planning application. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. Surface Water disposal to follow The Mayor of London Drainage Hierarchy. Standard conditions provided for imposition.

18) Transport for London

No objection to the proposal subject to condition/S106 requirements and additional information. 45 residential car park spaces (including disabled) acceptable. Electric Vehicle Charging Points (EVCPs) required. Cycle parking provision acceptable subject to further details. Full delivery and serving plan required. Travel Plan condition/S106 required. Events planning required.

Concerns about the impact the additional passengers on the bus network in both peak hours. Route W7 is at capacity, particularly towards Finsbury Park Station in the AM peak.

A significant proportion of trips would be attributed to route W7 towards Finsbury Park. TfL request a contribution of £475,000 over 5 years as part of the Section 106 agreements. TfL requests a contribution of £15,000 as part of the Section 106 agreement to upgrade the bus stop to meet the needs of the development.

Development is likely to create demand for taxis and Private Hire Vehicles (PHVs). The taxi rank would best manage taxi movements. Applicant should work with TfL to explore the possibility of including a taxi rank and pick up/drop off day.

Updated comments 17.11.2017

Revised offer of £150,000 for the W7 service (£75,000 per annum for two years) and £15,000 to upgrade bus stop CC are both appropriate contributions and are welcomed. TfL is satisfied and these contributions should be secured in the section 106 agreement. Taxi Rank options outlined. Taxi rank imposition should be pursued by the Council.

19)Metropolitan Police – Designing Out Crime Officer (DOCO)

No objection subject to the imposition of conditions. If Haringey are to consider granting consent a Secure by Design Condition to mitigate the impact and deliver a safer development should be imposed. Concern noted around access routes.

5 LOCAL REPRESENTATIONS

5.1 The following were consulted:

First Round of Consultation – August 2017

On 1st August 2017 notification was sent to the following:

- 320 Letters to neighbouring properties
- 10 Letters Residents Association and local groups (as noted above)
- 8 site notices erected close to the site, publicising:
 - an application for Planning Permission (Major Development)
 - development affecting the setting of Crouch End Conservation Area
- 3 site notices erected close to each subject building, publicising
 - An application for Listed Building Consent
- 5 Press Advertisements (placed in Haringey Independent on 11th August 2017) publicising:
 - an application for Planning Permission (Major Development)

- development affecting the setting of the Crouch End Conservation Area, and
- 3 applications for Listed Building Consent.

Second and Third Rounds of Consultation

- 5.2 Updates to the application were submitted by the applicant on 25th August 2017 and 20th October 2017. On 29th August 2017 and 20th October 2017 a second and third round of consultation were undertaken respectively to publicise changes to the proposal. The second and third rounds of consultation replicated the first round of consultation in terms of letters and site notices, and e-mail notification to those who already commented was also sent. Press advertisements as per the above ran in the Haringey Independent on 8th September 2017 and on 20th October 2017.
- 5.3 Any submission received (from an individual commenter or group) related to material planning or Listed Building Consent matters was considered regardless of the application reference number given.
- 5.4 A number of representations have been received from neighbours, local groups etc. in response to the three rounds of notification and publicity (on all four applications). Given that Officers have committed to accepted responses up to committee, the full number of response supporting, objecting the scheme will be published in an addendum to the committee report prior to committee.
- 5.5 649 responses neighbour responses were received to 21st November 2017. A significant majority of these responses object to the proposal. The applicant's agent submitted a petition with 110 pro forma letters of support for the scheme, however because these responses needed the signatures redacted for data protection reasons, they will be attached to an addendum to the committee report prior to 11th December 2017.
- 5.6 The full responses from individual comments contained in HGY/2017/2220 made prior to 21st November 2017 are contained in **Appendix 6**. The full responses from individual commenters contained in other reference included HGY/2017/2221/2222 and 2223 made prior to 21st November 2017 are contained in **Appendix 6A**. All responses have been considered equally. The full responses from local groups are contained in **Appendix 7**. Any further responses from Local Groups will be published in an addendum to this report.
- 5.7 The following local groups/societies made representations:
- Weston and Haringey Parks Residents' Association

Objection to the proposal. Height of new build blocks not in keeping with the area. The heights, proximity, massing and detailed design of Blocks A and B will have a detrimental impact on the setting of listed buildings and CE Conservation Area. New build blocks encroach the Town Hall. Insufficient separation distances will lead to daylight/sunlight impacts. Density of the scheme is too high in relation to the Density Matrix. Scheme lacks open space. Additional pressure on public transport and congestion and parking pressure in Crouch. Infrastructure concerns around school places. Loss of existing meanwhile uses in the Town Hall.

2nd Objection

Objection to the proposal. Developer verified views inaccurate. Hotel rooms should not be converted to flats in the future. Height of new build development is excessive. Concerns regarding effect of development on listed buildings. Larger block footprints are inappropriate. Various discussion of 2010 planning permission and daylight/sunlight report. Council should provide an independent assessment of current daylight/sunlight assessment. Density calculations should be reassessed. Concerns around amenity space for mews development. Proposal will give rise to parking impacts in the local area. Cycle parking is insufficient.

3rd Objection – Letter to Historic England

Objection to the proposal. Historic England's view unsound following updates to scheme and re-assessment in relation to Conservation Area. Lack of information as to how Block B will adjoin Town Hall. Visualisations of development prepared by Residents' Association attached.

- Stroud Green Residents Association

Objection to the proposal. No objection to principle of Town Hall restoration. Current proposal is unsympathetic to its location. Proposed residential blocks are overbearing and not in keeping with the surrounding conservation area. Impacts to heritage assets. Significant negative impact on daylight and sunlight for neighbouring dwellings.

The present Town Hall creates more workspaces for small and start-up businesses. No provision for affordable housing which is contrary to policy. Crouch End not well served by public transport. Proposed 40 parking spaces inadequate. Increase in movement of goods and service vehicles in local residential streets is unacceptable. Infrastructure impacts in terms of local doctors, schools and nurseries, these already being oversubscribed.

- Hornsey Town Hall Appreciation Society

Objection to the proposal. The application should be referred to the Mayor of London. Concerns around viability, hotel use, lack of affordable housing, loss of meanwhile Town Hall uses, residential orientation of proposal, heritage preservation issues.

- Amnesty International

No objection to the scheme. No objection to re-location of tree in Town Square commemorating the 50th anniversary of the signing of the UN Declaration of Human Rights. Condition to replace the tree in the event of it dies should be included.

- Friends of the Earth

Objection to the proposal. Development would achieve only about 44% of the carbon reductions specified in the GLA target. A new development provides an excellent opportunity for state of the art zero carbon building, which can achieve reductions more efficiently than retrofitting.

The fact that the developer expects to make a £22.6m profit underlines that there is every reason why the development should incorporate the highest environmental standards. Permission should be denied for any proposal which is not at or very close to the target in the GLA Zero Carbon Policy.

- Hornsey Historical Society

Objection to the proposal. Proposals to preserve and restore the Town Hall and to use the indicated areas for community use generally welcomed, however strong reservations about the scale and siting of the enabling development. Submitted plans require additional detail. Residential blocks A & B are out-of-scale with the urban fabric of Crouch End and the Town Hall. Spaces between buildings unacceptable and new build blocks are over height. Daylight sunlight issues to adjoining properties and new units. Large number of single aspect units proposed. Roof additional to Town Hall inappropriate. Submissions of Weston and Haringey Parks Residents' Association reflect the Society's views.

(Secretary of Society also objected in a personal capacity – This objection is recorded in Appendix 6)

- Crouch End Neighbourhood Forum

Objection to the proposal. Harm to the setting of Hornsey Town Hall and Hornsey Central Library through excessive scale and massing of the residential blocks, and a failure to preserve or enhance the character and

appearance of the Conservation Area. The absence of a detailed presentation of viable future uses for Hornsey Town Hall, and the sustainability of the proposals. Loss of workspace and the change of use from B1 to C1 (HTH), and B1 to C3 (Broadway Annexe). Over-development and excessive density of residential development. Harm to amenity of neighbouring residents through increased height and the positioning of the residential development. Transport and travel planning

2nd Response 8th November 2017

Objection maintained. Issues with Block A remain. More details of phasing and restoration costs required. Location of affordable units unsuitable. More detail on Town Square required.

Other comments

Economic Development comments should be withdrawn. Land ownership issues concerning cycle storage racks. Request for a Community Working Group to be established.

- Crouch End Festival

Comments restricted to elements of the development that directly affect CEF. Festival should not move to another venue. Square should be designed and planned for flexible use by the community in a variety of ways. Present plan is not flexible and does not take into account the current use by the Festival or everyday use by the community. The amount of grass and hardstanding and where this is positioned is crucial. Likewise seating should be flexible.

It is not clear what kind of access by the Town Hall is intended for vehicles with the current plans. Concerns regarding layout of green space, power points and provision for x-mas tree. Cafes and restaurants should enhance the square and not overwhelm it or take up public space. Consultation to date insufficient. The community use and access agreement in its present form is weak in structure.

- Hornsey Town Hall Traders Association

Current interim uses should be retained in the Town Hall. Traders currently pay rent. There is a lack of alternative sites for Local Users. Types of interim uses supported by local policy. There is a lack of demand for co-working spaces. Proposal will add to the public transport burden. There is no clear demand for hotel use. Broadway Annex would give rise to poor quality accommodation.

- Catherine West, MP Hornsey and Wood Green

Free community use in the HTH is essential, including the outside square and green space area which should not introduce charges for community groups to use.

If there is a residential element to the scheme, the Council Planning Dept should negotiate fifty percent genuinely affordable (i.e. at Council rent) homes. (Whilst the Council's current Policy is forty percent on large applications, the percentage should rise to at least fifty percent genuinely affordable on public land). The developer, FEC, has its company based in the Cayman Islands. Whilst this may not be strictly a planning matter, profits from public land should not be offshored in tax havens.

74 small businesses employing 130 people are based in HTH. It is essential that FEC and Haringey Council work together to ensure they receive the support they need to remain locally. While the 11 new affordable housing units is a welcome addition to the scheme, this does not approach the Council's 40 per cent policy yet.

- 5.8 The following Councillors made representations. The full text of representations is available in **Appendix 8**. An officer summary of the objections is below.

- Councillor Clive Cater

Limited restoration details of the Town Hall available. Insufficient funds allocated and restoration may run over budget similar to the Alexandra Palace. Disposal was misconceived. Tension between affordable housing and restoration.

- Councillor Gail Engert

No affordable or social rented homes have been included in the application, below target and original application. 'Block A' will impact light and views for surrounding residents. Height and scale is not in keeping with conservation area and is generally out of keeping with the low rise buildings in area. Design of the new buildings are not in keeping with the conservation area. More affordable homes required.

Clear commitment to public access required. The Green space at the front of the Hall should be retained along with the trees. Access required year round. year round. Parking and public transport and infrastructure impacts.

Updated Comments

Block still too high. Affordable housing provision not policy compliant. Council underwrite of affordable housing unacceptable. More public transport needs to be provided. Design still unacceptable.

- Councillor Pippa Connor

Site in Conservation Area. Development over height and completely out of keeping with this local area. Privacy concerns noted. Development will block sunlight from surrounding homes, and within the development itself. Zero affordable housing provision unacceptable. The loss of micro businesses should be retained. Further infrastructure assessment required. Questions around the current public green space not resolved.

- 5.9 The issues raised in representations that are material to the determination of the application are summarised as follows:

Principle

- The development will result in the loss of existing meanwhile employment
- There is no identified need for a hotel in the locality

Housing

- The proposal contains an insufficient level of affordable housing
- The Broadway Annex is an unsuitable location for affordable housing

Infrastructure

- Additional residents will put pressure on local services including health services, public transport and local schools
- The scheme will result in the loss of existing jobs on the site
- The Community Infrastructure Levy payment will be insufficient to address the impacts of the proposal

Development Design

- The height and bulk of the new build blocks are out of keeping with existing area.
- The density of the scheme is excessive. Crouch End is a suburban, not an urban location.
- The proposal will harm the listed buildings and the Crouch End Conservation Area
- The scheme represents a gated development
- The new build blocks do not have a sufficient set back from adjoining properties

Local Amenity

- The scheme will give rise to daylight/sunlight and privacy impacts to adjoining properties
- The proposal will result in additional air pollution in the local area.
- The roof top bar space will impact local amenity in terms of noise
- There is insufficient waste collection and servicing proposed, which will lead to local fly tipping.

Transport

- The proposal lacks sufficient parking and will add to parking pressure in the local area
- The servicing plans will lead to congestion
- Permit Free development will be insufficient to prevent parking on local roads.
- The proposal will give rise to air quality concerns arising from additional vehicle movements.

Town Hall Refurbishment

- The refurbishment will result in the loss of the plaques and war memorials and original furniture inside the Town Hall and Broadway Annex.
- The applicant will not maintain the historic features of the building.
- Alterations to right hand wing area of the stage of the Assembly Hall will limit future uses of this area.

Town Square

- Town Square design has insufficient space for local people to gather.
- There is excessive outdoor seating in the Town Square design and it will be overly commercial
- The Crouch End festival will be unable to use the square.
- The redesigned public area is of poor quality and layout

Community Use

- The community use element of the scheme is insufficient and the proposal is too oriented toward private use.
- The level of community use will change in the future, with reduced hours and space provided.

5.10 The following issues raised are not material planning considerations:

- The application should be referred to the Mayor of London (Officer comment: the application does not meet the referral criteria set out in the Town and Country Planning (Mayor of London) Order 2008.)

- The application should be accompanied by an Environmental Statement (Officer comment: the proposal was not judged to meet the thresholds for an Environmental Impact Assessment (EIA) pursuant to relevant regulations.)
- The selection of the applicant's consortium as the preferred bidder following an Official Journal of the European Union (OJEU) Competitive Dialogue procurement is prejudicial to the planning process. (Officer comment: planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Any OJEU procurement process is not a material planning consideration.)
- The Council is the owner of the land and Local Councillors should not be the decision makers in respect of the planning decision. (Officer comment: land ownership issues are a civil matter and not material to planning. The Council is not the applicant, and the application does not fall within the scope of Regulation 3 of the Town and Country Planning General Regulations 1992)
- The development proposed is a departure from the planning permission granted in 2010 that is referenced in the site allocation. (Officer comment: there is no planning reason why the applicant cannot submit a fresh application. The development capacity attributed to SA48 is indicative and not prescriptive.)
- The applicant intends to convert the hotel to conventional residential use in the future. (Officer comments: Planning sub-committee is only able to consider the scheme submitted, not an alternative scheme.)
- The consultation was insufficient. (Officer comment: the three rounds of statutory consultation following material amendments to the scheme have met or exceeded planning regulatory requirements.)
- The applicant's material amendments to the scheme have prejudiced the planning process. (Officer comment: It is possible for an applicant to submit changes before the proposal is determined in line the National Planning Practice Guidance (NPPG). The Local Planning Authority has undertaken two additional rounds of consultation in response to changes submitted.)
- The proposal will impact the value of adjoining properties (Officer comment: adjoining land values are not a material planning issue.)
- The planning documents are too numerous and too complex for the local community to consider. (Officer comment: the Council has placed the submitted application documents in the planning register in line with the Development Management Procedure Order. The applicant has met validation requirements.)
- The housing will be sold to foreign buyers and will have limited availability in the local market. (Officer comment: the sale of market units post planning is not a material planning consideration)
- Development is proposed on land not wholly owned by Council to be leased to the developer (Officer comment: land ownership issues are a civil matter and not material to planning.)

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

- 5.11 The applicant submitted a request for a Screening Opinion on 5th July 2017 pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A Screening Opinion in relation to the proposed development was issued by the Local Planning Authority (LPA) on 25th July 2017. The proposal was not judged by the LPA to be EIA development. This position was also adopted in 2010 in relation to the previous scheme (HGY/2010/0500).

The Assets of Community Value (England) Regulations 2012

- 5.12 An Asset of Community Value (ACV) is land or buildings nominated by a local voluntary or community group and which the Council decides meets the requirements to be listed pursuant to the Regulations. The Hornsey Town Hall and Square were listed as an Asset of Community Value (ACV) on 5th August 2015. The listing remains for a period of 5-years.
- 5.13 While notification was given by the Council as land owner that it intended to dispose of the Town Hall in accordance with the Regulations, and consequent notifications of interest were received from the Crouch End Community Arts Festival and Hornsey Town Hall Appreciation Society, no community bid to buy the site emerged during the protected moratorium periods provided for in the Localism Act and relevant regulations. The Town Hall remains on the Council's ACV register.
- 5.14 Members should note that the listing of the site as an ACV does not place any restriction on what an owner can do with a listed property so long as it remains in their ownership. This is because it is planning policy that determines permitted uses for particular sites. The planning implications of the ACV listing are considered in Section 6 below.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the Planning Application are:

1. Principle of the Development
2. Development Density
3. Dwelling Unit Mix
4. Affordable Housing
5. Development Design
6. Quality of Hotel and Community Use Provision
7. Trees, Landscaping and Open Space
8. Strategic and Local View Corridors
9. Quality of Residential Accommodation
10. Amenity of Adjoining Occupiers
11. Heritage Conservation (including Listed Building Consent matters)
12. Transportation and Highway Safety
13. Flood Risk and Sustainable Drainage
14. Energy and Sustainably
15. Basement Development
16. Waste and Servicing
17. Water and Waste Water Supply Capacity
18. Land Contamination
19. Archaeology

6.2 Principle of the development

6.2.1 The NPPF establishes overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process and supports “approving development proposals that accord with the development plan without delay”. The NPPF also expresses a “presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.”

The Development Plan

6.2.2 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 the Local Plan comprises the Strategic Policies Development Plan Document (DPD), Development Management Policies DPD and Site Allocations DPD, alongside the London Plan (2016).

6.2.3 The Strategic Policies DPD sets out the long term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council’s spatial strategy for achieving that vision. The Site Allocations development plan document (DPD) gives effect to the spatial strategy by allocating sufficient sites to accommodate the development needs. The Local Plan is informed by an

evidence base, including an Urban Characterisation Study (2015) and an Infrastructure Delivery Plan Update (2013).

- 6.2.4 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The consolidated London Plan (2016) sets a number of objectives for development through various policies. The policies in the London Plan are accompanied by a suite of Supplementary Planning Guidance (SPGs) that provide further guidance.

Site Allocation

- 6.2.5 The application site is allocated as per the Site Allocations DPD as SA48-Hornsey Town Hall (excluding a small area northeast of the junction of Haringey Park and Hatherly Gardens). The site allocation promotes the restoration of the existing listed buildings to create a sustainable future use for them which complement the Crouch End District Centre, with enabling residential development on the car parking areas.
- 6.2.6 The site allocation aligns with the 2010 planning permission (HGY/2010/0500) in relation to development capacity. The following site requirements are noted:
- A sustainable new use for the existing listed buildings will be secured.
 - The significance of the Town Hall should be the primary consideration when assessing the appropriateness of new enabling development in its setting.
 - The site is suitable for mixed use development incorporating a range of town centre uses which should include publicly accessible community type uses within the refurbished town hall building.
 - Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
 - Any development or disposal of the site will need to have regard to the August 2015 determination of the Town Hall and Square as an 'Asset of Community Value',
 - The public square and mature trees should be retained and public access maintained
- 6.2.7 The scheme submitted is considered to meet the site requirements as per the assessment in the sections below.

Provision of Hotel Use

- 6.2.8 London Plan Policy 4.5 supports the growth of London's visitor economy and seeks the improvement in the range and quality of provision, especially in outer London. This policy seeks to achieve 40,000 net additional hotel bedrooms by 2036. Policy DM53 supports hotel provision within existing town centres, subject

to set policy criteria. Policies SP10 and DM41 set out general requirements for development in Haringey's Town Centres.

- 6.2.9 The provision of 67 hotel rooms within the Town Hall will add to the stock of visitor accommodation in outer London and Haringey for which there is an identified need as set out in London Plan Policy 4.5. The scheme does not result in the loss of existing housing in the locality. The applicant has agreed a guest stay length of a maximum of 30 days to be secured in the S106 agreement to ensure the hotel is not permanently occupied.
- 6.2.10 As the assessment in the sections below indicates, the impacts of the hotel on residential amenity and the transportation network are acceptable and the hotel is judged to be of a high quality and accessible. The proposal incorporates suitable ancillary uses and its design is acceptable as per the evaluation below. The proposal is considered to meet the policy criteria for hotel provision set out in Part B of Policy DM 53.
- 6.2.11 The provision of hotel use would add to the vibrancy and vitality of the Crouch End District Centre (CEDC) by widening its role and offer in line with Policy SP10 and meet with the site requirements of SA48. A hotel is a town centre use and the scale of the proposal is considered commensurate with the size, role and function of the CEDC and its catchment. The hotel proposed would accord with the strengths of the CEDC including a comparatively strong night time economy. Hotel provision is acceptable in principle.

Provision of Community Uses

- 6.2.12 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should plan positively for the provision and use of community facilities. London Plan Policy 3.16 states that development proposals which provide high quality social infrastructure will be supported.
- 6.2.13 Policy SP16 states the Council will seek to support community organisations to help them to meet their need for specific community facilities, and supports the provision of multi-purpose community facilities. Policy DM49 sets out that proposals for new community facilities will be supported provided they meet specific policy criteria.
- 6.2.14 Policy SP15 specifically identifies Hornsey Town Hall and its associated buildings as a 'cultural quarter' and promotes the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a viable and vibrant mix of community, cultural, art, leisure, business and residential uses through appropriate development and enabling development. The site allocation (SA48) requires publicly accessible community type uses within the refurbished town hall building.

- 6.2.15 A community centre within the Town Hall would meet with London Plan and local policy supporting provision. The applicant's proposal incorporates the shared use of spaces within the Town Hall building to allow the hotel operator and local community groups to use designated areas of the Town Hall at different times. This shared use arrangement is proposed to be managed by a separate legal agreement and the applicant has appointed an operator to administrate the shared use element of the proposal.
- 6.2.16 As per the assessment in the sections below, the provision is considered to meet the policy criteria set out in DM49. The site is considered well located within a town centre and acceptable in transport and amenity terms. The principle of shared use community space is supported in policy terms and provision would meet with the principle of the site allocation to include provision within the refurbished town hall building. Community Use provision is acceptable in principle and will be secured by legal agreement.

Provision of Co-Working Space

- 6.2.17 A key priority in Haringey's Sustainable Community Strategy is to ensure economic vitality and prosperity is shared by all. While the application site is not within a designated or non-designated employment area, Policy SP8 supports the Borough-wide provision of B1a/b floorspace as part of mixed-use development on suitable sites, including town centre sites. Policy SP9 also supports small and medium sized businesses that need employment land and space. Policy DM40 seeks to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace in accessible locations.
- 6.2.18 Parts of Hornsey Town Hall are being operated on an interim basis by arts group ANA as the Hornsey Town Hall Arts Centre and the west wing of the Town Hall is currently in meanwhile employment use. Officers understand approximately 100 jobs are currently located on the site. However, meanwhile uses were not envisaged to endure on a long term basis, and the site is not considered an employment site. Officers note this is acknowledged in the submissions from the Hornsey Town Hall Traders which states that "as tenants of HTH, we are aware the current use was intended as 'interim' arrangements pending redevelopment of the building."
- 6.2.19 Notwithstanding this point, the provision of co-working spaces would meet with planning policy objectives seeking an improvement in the intensity and overall quality of employment floorspace in Haringey and the level of employment provided by the hotel and the co-working spaces is judged to be at least commensurate with the level of meanwhile employment generated by the current floorspace, although this employment floorspace it is not currently protected by adopted local policy. The amount of employment floorspace proposed is significantly above the 2010 position.

6.2.20 The Town Hall proposal will allow for a more efficient use of the site and bring redundant or underused areas of the building into employment use. The creation of a mezzanine level insertion to provide co-working space in the Assembly Hall roof would allow new provision on the site.

6.2.21 LBH Economic Development has reviewed the proposal and raises no in principle objection to the provision of co-working space, subject to S106 obligations around IT connectivity and local training opportunities. The provision of co-working space is consistent with the objectives of the Local Plan regarding the provision of suitable employment floorspace and is acceptable in principle.

Provision of Residential Development

6.2.22 London Plan Policy 3.3 sets a target for the Council to deliver a minimum of 15,019 homes in the period 2015-2025. Policy SP2 states that the Council will maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement.

6.2.23 The Site Allocations DPD identifies and allocates development sites with the capacity to accommodate new homes. The Town Hall site is allocated in the DPD as an appropriate place for residential development (alongside a mix of other uses) and the principle of the provision of new homes on the site is therefore acceptable. The Council also granted planning permission for residential development on the site in 2010. The details of the location, amount and design of proposed new housing is considered in the sections below.

Town Hall and Town Square as an Asset of Community Value

6.2.24 The Localism Act 2011 introduced the listing of Assets of Community Value (ACV), nominated by community and voluntary bodies, and which are assessed and agreed by the Local Planning Authority and placed on a list. As per the section above, the Town Hall is an Asset of Community Value.

6.2.25 Central Government guidance states that it is for the local authority to decide whether ACV listing is a material consideration for planning purposes. The weight to be given to any material consideration is a matter for the decision-maker, subject to the decision being reasonable and rational in all the circumstances.

6.2.26 Policy DM 49 provides guidance on the assessment of proposals designated as Assets of Community Value. Paragraph 7.18 states that “whilst the designation is important, and indicates the community value placed on a community use, it is not an objective assessment of community value and would be inappropriate to treat the designation as a material consideration. Nevertheless, development proposals which affect a listed ACV are required to consult the local community to ensure that new and enhanced community facilities of all types, best meet

their needs and aspirations. The value of an ACV is assessed objectively on a case-by-case basis”.

ACV Background – Town Hall and Town Square

- 6.2.27 An application for ACV listing of the Town Hall and Town Square was made by Crouch End Festival (London Community Arts CIC) and Haringey’s Assessment Panel, following review of the application particulars, designated the Town Hall and Town Square on 18th February 2015.
- 6.2.28 In forming a view around the merit of the application, the Assessment Panel considered that the Town Hall (including the Town Square) had a current non-ancillary use that would meet with the purposes of Section 88(2) of the Localism Act 2011. The Panel also considered it was realistic to think that there could be a time in the next five years when this use could further the social wellbeing or social interests of the local community. The ACV tests were therefore met, and the Town Hall (including the Town Square) were consequently listed.
- 6.2.29 It should be noted the primary purpose of ACV listing is to afford the community an opportunity to purchase a listed property, not to prevent otherwise acceptable development from occurring. As per the assessment above, no community bidder has emerged from the ACV process despite notification of disposal. Notwithstanding this point, the site allocation SA48 indicates that any development proposal must have regard to the site’s ACV status.
- 6.2.30 Officers therefore consider the ACV listing should be accorded some weight by the decision maker. Officer assessment indicates the ACV listing would generally weigh in favour of granting planning permission, as the community use element of the development proposal would further the social wellbeing and social interests of the local community, in line with listing objectives enshrined in the Localism Act (and the requirements of the site allocation SA48), for the reasons set out below.
- 6.2.31 The proposal will retain the green space noted by Crouch End Festival’s ACV application (with a revised layout) and officers consider this space would continue to be well-used by local people as a place of recreation and relaxation following refurbishment. The grant of planning permission would not preclude the use of the Town Square by local groups as public access is proposed to be secured by legal agreement. Officers note the applicant’s liaison with the Crouch End Festival during the application process, and that this entity has not lodged a formal objection to the development proposal (with their comments neither objecting to nor supporting the scheme).
- 6.2.32 The grant of planning permission would still allow for the community use of the Town Hall, including for the type of events noted in the listing application. The appointment of an arts operators and the creation of a steering committee to

guide public uses indicates the development proposal is likely to accord with listing objectives around public use and access of space.

6.2.33 Finally, the community use together with the commercial element of the development proposal would ensure the Town Hall makes a contribution to the local economy of the locality in line with planning policy objectives cited in the listing application.

6.2.34 The development would therefore further the social wellbeing and social interests of the local community and allow for the community uses described in the ACV application to continue. This community use proposed is in line with the requirements of the site allocation, which has had regard for the ACV status of the Town Hall and Town Square. The ACV status of the site therefore is of some material weight but weighs in favour of granting planning permission.

Principle of the Development - Summary

6.2.35 The principle of hotel accommodation is supported given the site allocation and the location of the development in a District Centre. The site is not a non-designated employment site, but will still make an economic contribution to the locality and provide employment. The provision of community use also meets with site allocation requirements and local and London Plan policy requirements around provision. The site is suitable for residential development and the site's status as an Asset of Community Value is material, but weighs in favour of granting planning permission.

Development Density

6.2.36 London Plan Policy 3.4 (Optimising Housing Potential) indicates that a rigorous appreciation of housing density is crucial to realising the optimum potential of sites, but it is only the start of planning housing development, not the end. The reasoned justification to policy states that it is not appropriate to apply the London Plan Density Matrix mechanistically - its density ranges for particular types of locations are broad, enabling account to be taken of other factors relevant to optimising potential.

6.2.37 The gross site area is 1.32 ha. The proportion of non-residential floorspace within the site is 7,239m² (as per accommodation schedule Rev2 16.10.2017) which represents 32% of the total floorspace. The applicant has therefore reduced the gross site area by this percentage. (1.32 – 0.42 ha = 0.9ha). The site has a PTAL Rating of 3. The scheme contains 146 units and 405 habitable rooms. The scheme consequently yields a density of **162 units/ha** (146 units/0.9ha) and **450 hr/ha** (405 habitable rooms/0.9ha). The London Plan Density range for an urban site with a PTAL of 3 is 45–175 units/ha and 200–450 hr/ha. The proposed density of the scheme is in line with the London Plan

Density Matrix for both dwellings per hectare and habitable rooms per hectare. The density of the scheme is therefore acceptable.

6.2.38 Quality considerations are particularly important for high density schemes and the quality of the scheme supports the proposed density, as is discussed in the section below.

6.2.39 Officers have had regard for the objections of the Weston and Haringey Park Residents Association and other local groups in coming to a view around density. Officers consider the area of the Town Square should not be excluded from the site area in calculating density. London Plan Policy 3.4 notes that ancillary open spaces should be included in calculations. The Town Square was also included in the site allocation at the plan making stage. The site is not a ‘very large site’ within an Opportunity Area.

6.2.40 The applicant has reduced the site area allowing for the non-residential uses in line with London Plan guidance. The site is judged to be urban, not suburban, as part of the site lies within a District Centre and it is surrounded by a mix of uses and medium building footprints. The density of the proposal is therefore considered acceptable and the scheme optimises the site potential in accordance with the policy cited above.

Dwelling Unit Mix

6.2.41 London Plan Policy 3.8 requires new residential developments to offer a range of housing choices in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors. Strategic Policy SP2 (Housing) and DPD Policy DM11 continue this approach.

6.2.42 The scheme proposes the following unit mix:

No. of bedrooms	No. of units
Studio	9
1 bed units	34
2 bed units	93
3 bed units	10
Total	146

6.2.43 The proposed dwelling mix is mostly of 1 and 2 bedroom units however the proposal is considered larger development as per Policy DM11. Haringey’s Strategic Housing Market Assessment indicates that within the Borough there are differences in typology, with larger house-based stock tending to be in the West of the Borough and purpose built flats concentrated in the East. Haringey’s Housing Strategy also indicates that market sale schemes should focus on delivering smaller, one and two bedroom units.

- 6.2.44 The provision of the dwelling mix identified within a large purpose-built primarily market development within the west of the borough is considered to accord with London Plan Policy 3.8 and DPD Policy DM11 and offer a range of housing choice.

Affordable Housing

- 6.2.45 The NPPF states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site. London Plan Policy 3.11 indicates that Boroughs should set an overall target in LDFs for the amount of affordable housing provision needed over the plan period. The London Plan (2011), Policy 3.12 states that Boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes.
- 6.2.46 The Council will seek the maximum reasonable amount of affordable housing provision when negotiating for proposals of more than 10 dwellings, having regard to Policy SP2 and the target of 40% affordable housing provision. This approach is reflected in DPD Policy DM 13. The affordable housing tenure split in Haringey is typically required to be 40% intermediate accommodation and 60% affordable rented accommodation, in accordance with Policy SP2 and Policy DM13.
- 6.2.47 The Mayor's Affordable Housing and Viability Supplementary Planning Guidance (SPG) provides guidance to ensure that existing affordable housing policy is as effective as possible. The SPG focuses on affordable housing and viability and includes guidance on the threshold approach to viability appraisals and on viability assessments.
- 6.2.48 The applicant submitted a Viability Appraisal report (prepared by ULL Property dated July 2017). This statement included a Cost Estimate (prepared by Fulkers) as well as two appraisals using Argus development feasibility software for the current scheme and an Existing Use Values (EUV) scheme. The developer updated the Cost Estimate following discussion with officers on 21st August 2017.
- 6.2.49 The Council's appointed consultant BNP Paribas (BNPP) undertook a third party review of the applicant's VA (including the updated costs assessment). BNPP concluded the development can viably provide 11 affordable housing units without recourse to grant funding and no subsidy from the Council save for the provision of the 'top up' funding from the Council's right-to-buy receipt.
- 6.2.50 On the basis of BNPP's assessment, Officers and the applicant have further discussed the issue of affordable housing. The applicants considered the viability position and amended the scheme to provide 11 units of affordable housing. This equates to 8 percent affordable housing by unit and 6% by habitable room.

6.2.51 The affordable housing is proposed to be located within the first and second floors of the Broadway Annex West Building. The tenure of these units is 100% social rented units with the additional Council funding.

6.2.52 While the Council had initially proposed the potential use of land receipt funds to underwrite the 11 affordable housing units, subsequent robust viability negotiations with the developer (as per the above) confirmed this was unnecessary, and the affordable units will be principally funded by the developer. A 'top up' of approximately £250,000 (to be confirmed at the S106 stage) is required to be funded from the Council's right-to-buy receipts in order for these units to be delivered as social rented homes at target rents.

Affordable Housing Tenure Split and Occupier Type

6.2.53 The affordable housing tenure split in Haringey is typically required to be 40% intermediate accommodation and 60% affordable rented accommodation in accordance with Policy SP2 and Policy DM13. Policy DM13 also states the Council may seek to alter the tenure of affordable provision to be secured on a case-by-case basis.

6.2.54 The current tenure split is 100% social rented. However, given the proposed number of affordable units, and their location within the wider development and in Crouch End (which has higher rates of home ownership than in eastern parts of the borough) the proposed tenure split is judged acceptable and in accordance with the negotiated approach to affordable housing set out in Policy SP2 and DM13.

Affordable Housing Provision and Viability

6.2.55 As per the assessment above, there are viability constraints with the scheme that reflect the requirements to comprehensively restore the Town Hall in line with the site allocation SA48. In assessing viability, the Council has also taken into account the financial impacts of other planning obligations including transport contributions.

6.2.56 Officers consider the assessment of scheme costs is based on robust evidence which is reflective of market conditions. The assessment of value is in line with industry practice and the profit level is reflective of the risk. The Council's viability consultant is recognised as an industry leader that has provided a robust consideration of the viability issues associated with the scheme. The applicant's viability position is therefore considered acceptable to justify the level of affordable housing provided, and the provision of 11 units of social rented accommodation with the top of funding noted above, is the maximum level of affordable housing that can be delivered on the site.

Viability Review Mechanisms

- 6.2.57 The applicant has agreed to the inclusion of a late stage review mechanism in the S106 agreement. This review mechanism will allow for re-consideration of viability matters. In the event the review at 75% completion of the development demonstrates any additional value in the scheme, this additional value is proposed to be split 90/10 to the Council (up to a blended value of £925 per square foot) and split 60/40 to the Council over this level (up to a level to be agreed prior the signing of the S106 agreement, that represents 40% affordable housing). Viability will also be reviewed afresh in the event the permission remains unimplemented for 18 months.

Affordable Housing – Summary

- 6.2.58 Following a consideration of viability and other obligations, 11 units of affordable housing representing 8% affordable housing by unit (6% by habitable room) is considered the maximum reasonable amount of affordable housing the scheme can viably deliver. The tenure of the affordable housing provision is considered acceptable given the size and location of the affordable units, and the social rented housing will meet an identified need in accordance with the Haringey Housing Strategy. The Council's affordable housing position is protected by the review mechanisms enshrined in the S106 agreement. This provision of affordable housing is therefore considered to be in accordance with London Plan Policy 3.12, and Policies SP2 and DM13.

6.3 Development Design

- 6.3.1 The NPPF should be considered alongside London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and Policy DM1. Policy DM1 states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Further, developments should respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. Local Plan policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 6.3.2 Policy 3.5 and the Mayor's SPG Housing speak to the flexibility necessary to respond to the constraints and opportunities presented by individual sites. As with all development proposals, implementation of planning policy should take account of the range of policy concerns and physical characteristics bearing on a particular site. The Mayor's SPG Housing states a consideration of site constraints is particularly relevant in and around town centres.
- 6.3.3 The development primarily consists of a comprehensive refurbishment of the Town Hall Building and Annex Building, and the erecting of new build residential blocks to the rear of the Town Hall and Annex Building. This section considers issue of access and the design of the new build elements of the proposal (Blocks A and B and the Mews Block). The refurbishment of the Town Hall and the

Broadway Annex is considered in detail in the Listed Building Section of this report.

Blocks A and B - Siting and Layout

- 6.3.4 The applicant proposes a 7 storey new build block (Block B) that is orientated to adjoin the Town Hall to the south of the East Wing. A second mansion-style block separated into pavilions is proposed to align with the eastern plot boundary of the site (Block A).
- 6.3.5 The building layouts are judged to allow for sufficient open space and circulation within the site and the linear orientation of the blocks responds well to existing building volumes. The proposed layout of the new buildings to the rear of the site is considered to minimise the impacts of new development on the open character of the Town Hall Square to the front of the site.
- 6.3.6 The Blocks are of a sufficient setback within the site and their footprints are generally within the previously approved footprints as per the 2010 consent. As per the Transportation Officers comments below, the applicant has submitted a swept path analysis demonstrating vehicle manoeuvrability within the block layouts. The layout of buildings is considered to be acceptable. The impact of the new buildings on the amenity of adjoining occupiers is considered in the sections below.

Building Height and Massing

- 6.3.7 Policy DM6 states the Council expects building heights to be of an appropriate scale which respond positively to site surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1. The development proposal does not contain any 'Tall Buildings' (as defined by policy as 10 storeys or more) but Block A and Block B are considered to be 'Taller Buildings', defined as those that are two to three storeys higher than the prevailing surrounding building heights.
- 6.3.8 Policy DM5 requires that proposals for taller buildings be justified in urban design terms and should conform to the following general design requirements:
- a) Be of a high standard of architectural quality and design, including a high quality urban realm;
 - b) Protect and preserve existing locally important and London wide strategic views in accordance with Policy DM5; and
 - c) Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (as per DM9).

- 6.3.9 Block A is sub-divided in four pavilion blocks. The north and south pavilion blocks are each 6 storeys with the middle two pavilions blocks each seven storeys. The massing of Block A has been moderated by breaking up the linear form to give an articulated appearance. A stepped roof design to Block A has been retained from the 2010 position. Block A is proposed to rise 68.1 m Above Ordinance Datum (AOD) (as per Plan 2252 Rev 2). While the site levels vary due to the topography of the land, Block A will rise to approximately 22 m from ground level.
- 6.3.10 Block B is seven stories. Block B has twice been reduced in scale during the pre-application and application process. The most recent alterations to the scheme omit roof plant from Block B and reduce individual storey heights to allow a 900mm reduction to that originally submitted with the planning application on 1st August 2017. Block B is proposed to rise 65.1m AOD (as per Plan PX2251 Rev2), and while site levels vary, Block B will rise to approximately 20m from ground level.
- 6.3.11 While the proposed heights of Block A and Block B rise above the 2010 planning position, each planning application must be considered on its individual merit. While the new build blocks rise above the Town Hall, they are subservient to the Town Hall tower, and the new build blocks will not be visible from the Town Square when viewed from the Crouch End Broadway, a key Crouch End Conservation Area view.
- 6.3.12 While the comments of local residents are noted, there are precedents for taller buildings in the Crouch End area. Haringey's Urban Characterisation Study (2015) notes that Avenue Heights, a modernist 12 storey residential tower with a height of 40m, is one of the tallest building in the locality. This building is approximately 300m from the boundary of the Crouch End District Centre southwest of the application site. This building is located within a wholly residential area.
- 6.3.13 The various 4 and 5 storey Ravensdale Mansion blocks opposite the development site along Haringey Park sit above the highway on raised embankments. Due to the decreasing northward slope of application site, the heights of these existing buildings will generally correspond with proposed building heights and allow the proposed blocks to sit in context along Haringey Park.
- 6.3.14 The articulated massing of Block A is considered acceptable and will limit the built form of the development as it presents along Haringey Park. Block B is a more uniform structure, but is designed to accord with the volumes of the Town Hall complex and will not be visible from Haringey Park or rise above the profile of the Hornsey Library.

- 6.3.15 The heights of Blocks A and B as Taller Buildings are considered to be justified. In coming to this view, officers have had regard for the preservation of London Plan and local views in accordance with Policy DM5(b), as per the assessment in the section below. Officers have also had regard for the comments of the Chair of QRP in coming to this view. While the QRP Chair notes that the amended scheme “represent(s) the absolute maximum that the site will support” the panel does not object to the height of the scheme as reduced provided that high quality design is incorporated, in line with the local policy approach. Officers note the Panel has offered broad support for the proposal pending resolution of outstanding design issues, which are proposed to be the subject of additional planning conditions.
- 6.3.16 The proposal is judged to be of a high standard of architectural quality in line with Policy DM5(a). The blocks are considered to incorporate a high quality pallet of materials that draws from existing heritage structures and the character of the Crouch End Conservation Area. As per QRP comments, alternative 3D renderings of the materials samples will be presented by the applicant at the condition stage. The massing of the buildings is stepped back to moderate the impact of their height and buildings are judged to be well detailed. The wider development will improve the urban realm with a refurbishment of the Town Square and high quality landscaping.
- 6.3.17 The proposal also conserves the significance of heritage assets as per Policies DM5c and DM9. While it is acknowledged as per the assessment below that some planning harm to historic assets arises (as per the comments of the Principal Conservation Officer and Historic England) this harm is less than substantial, and justified when balanced against the benefits to the wider historic environment, which enables a comprehensive restoration of a ‘At Risk’ asset. There are also other public benefits to the proposal including the provision of housing (8 percent of which is affordable), which justifies the less than substantial planning harm arising. On this basis the scheme conserves the significance of heritage assets, and the policy tests set for taller buildings have been met by the applicant.
- 6.3.18 The height and massing of Blocks A and B are therefore considered to be justified and respond positively to the site’s surroundings, the local context, and the need to achieve a high standard of design.

Appearance and Materials

- 6.3.19 The visual appearance of the new build blocks is proposed to be a blend of materials that incorporates elements of the Town Hall and the Hornsey Library, also drawing from the Crouch End Conservation Area. For Block A, a mix of 75% brick and 25% stone is proposed. The applicant’s use of textures and finishes in keeping with detailing of the Town Hall considered suitable and of a

high quality. The appearance of Block A is considered a significant improvement from the 2010 position in relation to materials.

- 6.3.20 Block B seeks to incorporate precast concrete panels with relief detailing arranged in different combinations to give a more abstract appearance than Block A. Block B seeks to incorporate historic details of the Town Hall in its balustrading. The design and materials appearance of the new build development relate well to the existing site context and its modern heritage and will allow the infill blocks to sit between the two heritage structures built in different eras.
- 6.3.21 Reconstituted stone framing of the windows and balconies is considered to be visually appealing. The blocks are considered to be evenly fenestrated and the predominantly brick façades will provide a textured building envelope which is an appropriate approach in design terms. While the comments of QRP are noted in respect of a calmer approach to materials treatment, the proposed mixture of brick and stone materials for Blocks A and B are considered to be achieve a high standard of design beyond that secured in 2010. Subject to condition that will require full samples of materials and specific product specifications, in addition to 3D rendering of material alternatives, the appearance of Blocks A and B is considered to be acceptable and is in accordance with London Plan Policies 7.4 and 7.6, Local Plan Policy SP11 and Policy DM1.

Roof Addition to Town Hall

- 6.3.22 The applicant proposes the removal of the 1970s roof extension on the east wing of the Town Hall, replacing the extension to the south of the stair tower; this would be matched with an extension to the north of the stair tower.
- 6.3.23 This extension is not an original feature to the modernist building, but would be constructed of matching brick and is in keeping with the proportions and volumes of the rear of the Town Hall. The proposal would remove the out-of-keeping and visually imbalanced extension.
- 6.3.24 Officers consider the principle of the roof extension to be established and acceptable and the proportions of the extension to be suitable, however given the comments of the 20th Century Society, the materiality of the extension requires further detailed assessment.
- 6.3.25 A condition requiring further details of the roof extension is recommended to be imposed to allow for consultation with Historic England around the visual appearance of the new additions to the Grade II* structure. Subject to this condition, the roof extension to the Town Hall is considered acceptable.

Site Access

- 6.3.26 The Design and Access statement sets out the proposed pedestrian and vehicular access arrangements. The key vehicular access to the Town Hall building and the sub-grade parking in Block A will be by way of Haringey Park east of the Hornsey Library. The remaining pedestrian accesses to the Town Hall group are retained, including pedestrian access via the Town Hall square.
- 6.3.27 The access from the public space next to the public toilets into the site at the southwest corner is a positive design feature provided gating details and access times to ensure the privacy of residential terraces along the east side of Hatherley Gardens are secured by the imposition of a planning condition.
- 6.3.28 Officers have had regard for the comments of QRP with respect to the access to Block B. QRP's support for the amended entry sequent to Block B is noted and while QRP has outstanding concerns regarding the legibility of this access officers consider (in light of the broad support offered by QRP Chair for the scheme overall) that the access arrangements to Block B can be address by way of a planning condition.
- 6.3.29 A gated north-south connection from Haringey Park through to Weston Park was initially considered by the developer, however officers considered an open and permeable connection that would allow pedestrian movement at all hours would be preferable in design terms to ensure the site is well integrated into existing urban fabric.
- 6.3.30 The Metropolitan Police Designing out Crime Officer (DOCO) has assessed the access routes for the proposal and considers the main access route across the site north-south requires further clarity given the location to ensure security. A condition requiring a pre-occupation Designing Out Crime Certificate is included in Appendix 1. Subject to this condition, the access the development is considered acceptable. In coming to this view officers have had regard for the submission of objectors noting a conflict between hotel and residential users entering the Town Hall from the Town Square access.
- 6.3.31 Officers note a Hotel Management Plan is required to be submitted, and a common external access for hotel guests and residents accessing Blocks A and B would not give rise to any substantive planning harm subject to appropriate management arrangements.
- 6.3.32 *Summary – Blocks A and B*

The building footprints are oriented to minimise the impact on the historic setting of the Town Square. The policy requirements for taller buildings have been met by the applicant. Blocks A and B are of a suitable massing and height given the context of the area, and significance of historic assets is preserved. The new build blocks will be constructed of high quality materials and are of a high quality

appearance. A replacement roof extension on the East Wing of the Town Hall is acceptable.

Mews Block

- 6.3.33 The mews block is proposed to be a flat roofed, three storey structure that will rise to a height of 55m AOD. While the site levels may vary, the mews block will be approximately 9.2 metres from ground level. The mews block is proposed to be brick built and will incorporate a set back at third storey level facing the dwellings on Weston Park. High level windows at first and second floor level are inserted on the north elevation of the building.
- 6.3.34 The mews block is considered to sit comfortably in the site context and will create a sense of enclosure between the built form of the Broadway Annex and the area fronting the new building. The orientation of the access to the block away from adjoining residential properties to the north is the correct approach and the layout of the block is considered suitable.
- 6.3.35 The design is in keeping with the numerous laneway and mews block typologies around Crouch End. The height of the block at three storeys is in keeping with the area. As per the assessment below, a condition around privacy is included to address overlooking impacts. Subject to a condition around material samples, the matching brick design is considered in keeping with the Town Hall and Crouch End Conservation Area. The development design of the Mews Block is in accordance with the design policy cited above.

New Build Development Design – Summary

- 6.3.36 The access and layout of the scheme is considered rational and suitable to the context of the site and generally accords with the established planning position. Officers welcome the reduction in the height of Block B. The policy requirements for taller buildings have been met by the applicant and the height and massing of new building blocks is considered to be acceptable.
- 6.3.37 The visual appearance of the buildings draws from the existing historical context and is considered to be high quality. Details of materials are required by the imposition of a planning condition. The mews block is considered to be high quality design in keeping with the site context. The roof extension to the Town Hall is acceptable subject to condition.
- 6.3.38 The design of the new build development is acceptable. In coming to this view officers have had regard for the requirements of the site allocation, and consider that the significance of the Town Hall was the primary consideration when assessing the appropriateness of new development in its vicinity. The previous planning permission granted in 2010 has also been considered in addition to the views of adjoining occupiers and consultees. The development achieves a high

standard of design and contributes to the distinctive character and amenity of the local area in accordance with the requirements of the NPPF and the Local Plan.

Quality of Hotel and Heritage Investment

- 6.4 The applicant proposes a conventional hotel of 4-stars as would be awarded by Visits England or the Automobile Association (AA). A hotel use within the Town Hall (either a hotel or an apart-hotel which are both within Use Class C1) that is appropriate to the scale of the Crouch End District Centre and incorporates community uses would meet with site allocation (SA48) requirements.
- 6.4.1 A hotel of 4 stars is judged to meet the quality requirements of the Policy DM53 B(d) that indicates that new hotel uses shall provide an adequate standard of amenity for occupants. The amenities, including a restaurant and private courtyard space, adds to the quality of provision. The applicant's consortium includes a specialist hotel operator that has successfully re-developed heritage properties to hotel uses in other parts of London, including in Hammersmith and Fulham. The use of the proposed hotel is sufficiently separated from proposed residential uses (an improvement from the 2010 position) and the hotel element of the scheme is considered to be high quality and meets the policy criteria noted in DM53.

Heritage Investment in the Hornsey Town Hall and Broadway Annex

- 6.4.2 The applicant proposes a significant restoration and investment in the fabric of the Town Hall to facilitate the provision of the hotel, community and co-working uses within the listed structure. The supporting text to SP15 states that the Council's vision for Hornsey Town Hall, its associated buildings and surrounding area is the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a viable and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.
- 6.4.3 Key to the allocation of the Hornsey Town Hall in the Local Plan (SA48) is restoration of the existing listed buildings to create a sustainable future for them. This is judged to include both a restoration of the "physical fabric" and sustainable new uses for the buildings. This approach accords with London Plan Policy 7.9 which promotes the restoration of buildings at risk and heritage-led regeneration.
- 6.4.4 The applicant has provided a structural condition survey prepared by Bradbrook dated July 2017 that assesses the condition of the listed buildings and seeks to set out the repairs required to the Town Hall and Broadway Annex to bring them up to a reasonable standard to facilitate sustainable uses.

- 6.4.5 The Town Hall is noted as a 'Priority D' property on Historic England's At Risk Register ('Slow Decay'). Nationally, 3.8% of grade I and II* listed buildings (excluding places of worship) are on the Register. The applicant's survey report notes the Town Hall building is in fair condition but has been poorly maintained over the last 20 years. A significant backlog of repairs exists.
- 6.4.6 The report notes key issues throughout the Town Hall building, including a requirement for flat roof replacement, localised roof steelwork repairs, various settlement issues, external and internal brick repairs, and major plastering works, amongst many other issues that require capital expenditure to secure a future for the building. Similar issues exist for the Broadway Annex, but not to the same scale as the Town Hall.
- 6.4.7 With respect to the Town Hall, the applicant has submitted a costs break down noting the essential works to remove the Town Hall from the At Risk Register. These costs are drawn from the applicant's survey of the building, and total more than £20 million of investment.

Strip out of existing services, asbestos removal, underpinning to the Town Hall, structural stabilisation and crack remedial works, resolving damp issues and removal of defective timbers as well as improving thermal and fire protection measures.	£5,700,000
Allowance for upgrades to existing Statutory supplies (such as Gas, Water, BT) and a new substation.	£500,000
Renewal and significant repairs to the existing roofs, parapets, roof access systems and existing roof lights including a new public roof terrace.	£1,450,000
Refurbishment to the facades including vegetation removal, crack remedial works, and patch repairs where necessary.	£2,350,000
Allowance for new mechanical and electrical installations, including lighting, heating, safety systems, intruder alarm and ventilation systems.	£2,500,000
Allowance to install a new site wide energy centre to provide heating to the Town Hall.	£400,000
Overhaul existing sprung timber floor, wall panels, stage (excl. specialist lighting rigs), and heritage ceiling	£1,700,000

6.4.8	and chandeliers to the Assembly Hall. Acoustic treatment to improve performance of Assembly Hall.	
	Allowance for repairs, refurbishment, and improving acoustic properties of the existing windows. A	£1,200,000
	Allowance to overhaul, refurbish, and relocate legacy furniture back into the Town Hall. t	£300,000
	Allowance for repairs and refurbishment to the existing Council Chamber, Committee Rooms, Mayor's Room. a	£750,000
	Allowance for repairs and refurbishment to the existing Supper Room whilst also providing a new servery. l	150,000
	Miscellaneous repairs and refurbishment to the main entrance, overhaul the existing lifts, primary and secondary staircases, halls, corridors, offices, toilets, and ancillary areas. t	£2,900,000
	Allowance for repairs / renewing the existing site drainage.	£200,000
Sub-Total for Essential Works to the Town Hall		£20,100,000

st breakdown notes, the essential works to the Town Hall to bring it to a standard that would allow removal from the Register amount to an investment of more than £20 million. These works accompany a programme of works to facilitate the change the use of the Town Hall to community and hotel use and upgrades to the site drainage and public realm. These 'Fit for Purpose' works represent an additional £5.4 million of inward investment. Alongside the Town Hall, investment to refurbish the Broadway Annex comprising essential and 'fit for purposes' works comprises approximately £3.4 million.

6.4.9 The Council's viability consultant, BNP Paribas has reviewed the applicant's project costs including the cost of refurbishing the Town Hall and considers that given the works required to the existing structures (including listed structures) these costs are appropriate.

6.4.10 Based on the applicant's Design and Access Statement and Heritage Building Report, the proposed restoration of the 1930s historic building fabric of the Town Hall and Broadway Annex (including the spaces of critical significance within the Town Hall) are judged to be high quality and preserves the historic setting of the

buildings. The areas of critical significance will be restored with a minimal intervention.

- 6.4.11 Officers note the view of the Principal Conservation Officer and Historic England that the programme of works to the Town Hall and Broadway Annex is welcomed, and the restoration and the significant inward investment secured is an improvement in relation the 2010 position which will enhance the historic significance of the Town Hall complex.
- 6.4.12 A programme of phasing secured by legal agreement is key to ensuring that other development in the vicinity of the heritage asset is linked to the Town Hall restoration in line with site allocation requirements. The phasing agreement as per the S106 Heads of Terms above, a secures a detailed programme of works linked to the completed unit sales across the site. This phasing is considered to be realistic and fit for purpose, and will allow for the capitalisation of required works.
- 6.4.13 In coming to the view the works to the Town Hall and Broadway Annex are sufficient to secure a sustainable future for the Town Hall buildings in line with the requirement of SA48 and secure the removal of the Town Hall from Historic England's 'At Risk' Register, officers have had regard for the views of Historic England, the Principal Conservation Officer and local groups and residents.
- 6.4.14 Officers have also taken into account the site history and viability constraints identified with previous proposals that may have been insufficiently capitalised to deliver refurbishment works of a comprehensive scale and to a prescribed timetable. Officers consider the phasing schedules will allow progression of the wider scheme to allow capitalisation but safeguard the revitalisation of heritage assets.
- 6.4.15 The development proposal, and the investment to refurbish and repurpose the Town Hall complex, is considered to support the vision articulated in local policy for the Town Hall and the provision of social and cultural venues in the borough. The hotel provision is judged to be of a high quality and policy compliant.
- 6.4.16 The proposed restoration and use of the Town Hall meet the aspirations of London Plan Policy 7.9 which promotes the restoration of buildings at risk. The scheme is considered to draw the required investment to the Town Hall complex that will establish and maintain sustainable communities and economic vitality, and secure a future for the Hornsey Town Hall.

Trees, Landscaping and Open Space

- 6.5 Policy DM20 states that development that protects and enhances Haringey's open spaces will be supported. This policy is informed by Haringey's Open Space and Diversity Study (2013). London Plan Policy 7.5 indicates that

landscape treatment, street furniture and infrastructure of public spaces should be of the highest quality, have a clear purpose, maintain uncluttered spaces and contribute to the easy movement of people.

- 6.5.1 While the wider Crouch End ward has sufficient open space, the application site lies in an area within the ward that is identified as having an open space deficiency. The unpaved portion of the Town Square as well as vegetated area south of the Town Hall (which is not currently accessible to the public) are local green spaces, but are not designated as areas of Strategic Importance of Nature Conservation (SINCs).
- 6.5.2 Policy DM20 states that sites over 1Ha in size which are located in identified areas of open space deficiency should seek to create new publically accessible open space.

Re-design of the Town Hall Square

- 6.5.3 The applicant proposes the re-landscaping the Town Hall square to a design inspired by the original layout (excluding the road access) which incorporates the same proportion of lawn to hard landscaping as existing. The grassed area would be arranged in a 'comma' shape and frame a turning circle centred on the 1930s fountain, which would be retained in-situ and repaired. Reproduced Victorian-style street lamps, bollards and fencing which are out of character with the Town Square would be removed and replaced by lamps and bollards in a 1930s style design.
- 6.5.4 The areas of hardstanding through the Town Square would be repaved. The mature trees would be retained and the tree planted in 1998 to commemorate the 50th anniversary of the signing of the U.N. Declaration of Human Rights would be relocated within the lawn of the Town Square. For clarity, this ceremonial tree is not programed to be removed.
- 6.5.5 The Council's Tree Officer has assessed the re-location and considers it to be acceptable. A condition to ensure replanting in consultation with the local chapter of Amnesty International in the event re-location results in the loss of the tree is recommended for imposition.
- 6.5.6 The Design and Access Statement notes the applicant has worked with the Crouch End Festival to test the layout of the Town Hall Square for event use to ensure suitable utility provision. Power points are now incorporated into the design of the greenspace.
- 6.5.7 Ramped access to the Assembly Hall entrance is proposed by extending the existing paving fronting the West Wing of the Town Hall around the building to the access in the east elevation. The provision of ramped access is supported

but high quality Yorkstone paving should be incorporated that respects the character of the Grade II* listed asset.

- 6.5.8 In coming to a view around ramped access, officers have had regard for the views of the 20th Century Society, however officers consider the external level access to the Assembly Hall entrance can be achieved in a sensitive way that protects the modern character of the Town Square. Officers note Historic England also shares this view, and officers note any materials for the level access extension will be required to be assessed at the condition stage.
- 6.5.9 The provision of flexible outdoor seating is supported in the north and south areas of the square, and will allow for activation of the space and normal pedestrian movement. To ensure the street furniture integrates visually with the historic public realm and the surrounding area, in line with Policy DM8 and Policy DM20, a condition for street furniture management is recommended for imposition.

Trees and Landscaping

- 6.5.10 Within the wider site it is proposed to remove 10 trees and 2 groups of small trees and shrubs. As per the Tree Officer's Assessment, 3 of the trees to be removed are Category B and 7 are Category C, assessed in accordance with British Standards. All trees programed for removal are within the area to the rear of the Town Hall and Library and are of low/moderate quality and amenity value.
- 6.5.11 All of the Category A trees and the majority of category B trees are to be retained. This includes all those which are of high amenity value, such as T2 (Sycamore) and T3 (Red Chestnut) in the Town Hall square and T5-T7 (Lime x 3) and G21 (Lime x 4) which are located outside, and to the right of the Library on Haringey Park. The Tree Officer notes that planting 23 x Pyrus chancleer trees of a 20-25cm nursery size would provide more than adequate replacements for the trees specified for removal.
- 6.5.12 Subject to the conditions noted by the Tree Officer in the consultation response, the tree removals, re-locations and re-plants are considered to be acceptable. The applicant will be required to undertake comprehensive tree protection measures prior to the commencement of the works.

Open Space Provision

- 6.5.13 The applicant proposes a new publicly accessible space ('Town Hall Gardens') to the south of the west wing of the Town Hall that connects Hornsey Town Hall and Hornsey Library. This new public realm is approximately 530m² and will be raised to the same level as the ground floor of the Town Hall. This public space will allow for a pedestrian connection from the Town Square to the access point proposed at the northeast corner of the public space west of the Hornsey library.

6.5.14 East of the Town Hall Gardens, at a lower level, a private child play space area serving the residential development is proposed. The development also incorporates the east wing gardens, a landscaped area of approximately 120m² north of the access of Block B, and a private hotel garden for guests. This garden would remove a poor quality and visually unappealing wooden infill extension east of the Council Chamber. Additional landscaping for the site is proposed for the residential gardens adjoining Block A and in the areas fronting Block A. Details of this landscaping are proposed to be secured by condition.

Child Playspace

6.5.15 Policy 3.6 of the London Plan seeks to ensure that development proposals include suitable provision for play and recreation. Local Plan Policy SP2 requires residential development proposals to adopt the GLA Child Play Space Standards 2009, where London Plan Policy 3.6 and Local Plan Policy SP13 underline the need to make provision for children's informal or formal play space.

6.5.16 Based on the Mayor's Playspace SPG and playspace calculator, 17 children are predicted to live in the development, of which 11 would be under the age of 5. Implementation Point 1 of the 'Shaping Neighbourhood: Play and Informal Recreation SPG (2012)' indicates that new housing developments that will accommodate 10 children or more are expected to make provision for play and informal recreation on site.

6.5.17 The proposal includes approximately 208m² of enclosed play space with provision judged Doorstep playable space and suitable for under-fives. The quantum comfortably exceeds the London Plan minimum of 10m² per child and is judged to be of a high quality. The site is less than 800m (taking into account of natural barriers) from Stationer's Park for 11+ provision.

Trees, Landscaping and Open Space – Summary

6.5.18 Mature trees are retained in line with the Site Allocation (SA48) requirement and public access to the Town Square is maintained. The delivery of a small local garden in an area of deficiency and releasing a local green space to public use weighs in favour of the proposal. The re-design of the Town Square would improve the quality and accessibility of the local environment.

6.5.19 The reconfiguration of the Town Square is supported as there is no net loss of open space or green areas within the site. The re-configuration is comprehensive, sensitive to the historic environment and secures a viable future for the Town Square. The provision of child play space within the scheme is acceptable. The proposal makes an ecological and recreational contribution in an area with an open space deficiency.

Ecology

- 6.6 London Plan Policy 7.19 indicates that whenever possible development should make a positive contribution to protection enhancement creation and management of biodiversity. Priority is given to sites with ecological designations. Local Plan Policy SP13 states that all development must protect and improve site of biodiversity and nature conservation.
- 6.6.1 The applicant has submitted a Preliminary Ecological Appraisal prepared by Phlorum dated July 2017. The assessment notes that the site is not subject to any statutory or non-statutory ecological designations. An environmental statement is not required to accompany the application.
- 6.6.2 Natural England has assessed the proposal and raises no objection subject to the application of standing advice. Natural England advises the proposal is unlikely to affect any statutorily protected sites or landscapes. The applicant has undertaken preliminary surveys with respect to protected species.
- 6.6.3 Based on the results of the preliminary assessment, the proposed buildings are not considered to provide any suitable roosting opportunities for bats and works can be undertaken without any constraints. The results of a reptile survey have been submitted in the course of the application and do not indicate mitigation is required in this area.
- 6.6.4 The issue of the provision of bird and bat boxes, and a bat-sensitive lighting design that are noted in the applicant's submission are able to be addressed by the imposition of planning conditions. The ecological impacts of the development subject to condition are acceptable and in accordance with the policy cited above.

6.7 Strategic and Local View Corridors

- 6.7.1 London's Strategic Views are defined in and protected by the London Plan, including Policies 7.11 and 7.12. Haringey's Strategic Policy SP12 and DPD Policy DM5 set out how the Council will protect the Strategic and Local View Corridors. The London Plan identifies one designated Strategic View with effect on Haringey. This panoramic view originates from Alexandra Palace with a view to St. Paul's cathedral to Central London. The site falls within this view. The site also lies within a locally protected view from Parkland Walk to the Crouch End Valley.
- 6.7.2 The applicant has presented verified views within the updated Design and Access Statement (Rev2) from Alexandra Palace from the Assessment Points noted in the London Plan View Management Framework at 1A.1 and 1A.2. Only Assessment Point 1A.2 is a protected vista within the Framework.

- 6.7.3 The application site redline area is over-sailed by both Wider Setting Consultation Area 1 (WSCA1) and the Landmark Viewing Corridor (LVC) of Assessment Point 1A.2 but does not exceed the Threshold Plane for either. (Referral to the Mayor of London on the basis of strategic views is therefore not required.) The new build Blocks A and B would lie within the WSCA1, north of the LVC for the Protected Vista and the new build development would appear in the middle ground of the wider panorama.
- 6.7.4 The location of the proposed development is judged to preserve the viewer's ability to recognise and appreciate the Strategically Important Landmark (the dome and the towers of St. Paul's Cathedral from Alexandra Palace) as required by the Mayor's London View Management Framework SPG, and the impact on the Protected Vista is judged acceptable.
- 6.7.5 With respect to the panorama, the scale of the buildings is judged to preserve the distinction between the lower density residential character of the middle ground and the higher density character of central London in the background. The buildings would sit below the Town Hall Tower, which would be the most visible element of this area of the protected view.
- 6.7.6 Regarding the locally protected linear view from Parkland Walk (from the bridge over St James Lane) to the Crouch End Valley ridge and London landmarks, the new build Blocks A and B will lie south of the ridge visible from this Assessment Point and will sit in the middle ground below the London landmarks. The proposal is judged to generally enhance the viewers' ability to recognise and appreciate the London landmarks being viewed. The new building blocks will be subservient to the Town Hall Tower when viewed from the locally protected view.
- 6.7.7 The impact on strategic and local views is considered to be compliant with the London Plan policy and local policy noted above. In coming to this view, officers have considered the comments of adjoining occupiers with regard to the quality and perspective of views submitted by the applicant.
- 6.7.8 As the applicant's Design and Access Statement notes, the views are verified and the photomontages presented are accurate interpretations of height, location and geometry as well as form and use of materials of the proposed development. Officers consider the submission sufficient to judge the impact to strategic and local views against adopted policy. The development's impacts on Conservation Area views are considered in the heritage section of this report.

6.8 Quality of Residential Accommodation

- 6.8.1 London Plan Policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for dwellings in particular to be of sufficient size and quality. Strategic Policy SP2 and Policy DM12 reinforce this approach. The Mayor's Housing SPG sets out the space standards for new

residential developments to ensure an acceptable level of living accommodation is offered.

- 6.8.2 All of the units in the scheme meet the space standards in the Mayor's Housing SPG and the scheme is considered to provide a high standard of residential accommodation. The internal layout of new build development achieves an efficient floorplan that provides separation from the hotel element of the proposal, an improvement from the 2010 position. The provision of private amenity spaces for the units in Blocks A and B is also an improvement from the previous planning position. All units meet the minimum floor-to-ceiling height of 2.5 metres
- 6.8.3 The only units that do not provide private amenity space are in the Broadway Annex, however officers agree with the applicant's assessment that the physical and heritage constraints of the building do not allow for such provision without damage to the historic environment. These units however are on the Town Square and therefore have immediate access to a large area of public open space, as well as the Town Hall Gardens.
- 6.8.4 All the new build residential units are dual aspect except 3 units on the lower ground floor and 2 units on the ground floor of Block B, which are single aspect. The majority of these units are south facing. 7 units within the Broadway Annex are single aspect. This is due to the constrained nature of the Grade II Listed Building. The number of single aspect units amounts to 8% of the overall total, which is considered acceptable.
- 6.8.5 The number of units per core is acceptable. Block A is divided into two separate cores and Block B comprises a single core. Cores comprise 6 or less units across cores, per floor. Each core is served by a lift. This conforms with Standard 12 of the Mayor's SPG Housing which seeks accessible cores of generally no more than eight units on each floor per core.
- 6.8.6 While some inter-looking between Blocks A and B may occur due to the location of the blocks, the scheme is generally designed with Block B units oriented north-south and Block A units oriented east-west. The new build development is considered to give future occupiers a high degree of privacy. The privacy impacts to adjoining occupiers are considered in the section below.

Quality of Affordable Housing

- 6.8.7 The proposed housing provision in the Broadway Annex West is considered to be of a high quality for occupiers. Whilst these units do not have private amenity space, they are in close proximity to the communal amenity spaces of the Town Hall Square and proposed Town Hall Gardens. The units are generally south facing with a wide aspect. The units will be required to conform with British Standards for daytime and night time noise, as per the condition recommended from the Environmental Health Officer. The 11 units are social rented dwellings.

- 6.8.8 The Broadway Annex West building has lift provision and is judged suitable for nominated residents as it has good access to services in accordance with Haringey's Housing Strategy. Mixed used housing fits with the Core Principles of the NPPF and is in accordance with local policy and common in Crouch End, including within the Broadway House building above Barclay's Bank, opposite the site. The access to Broadway Annex building will allow for entry at the rear if the Town Square is programmed with high levels of activity.

Residential Inclusive Access

- 6.8.9 Local Plan Policy SP2 and Policy 3.8 of the London Plan require that all housing units are built with a minimum of 10% wheelchair accessible housing or easily adaptable for wheelchair users.
- 6.8.10 The proposed development provides 14 wheelchair units which meets the 10% requirement in planning policy and the layouts are considered acceptable. As per the Design and Access Statement all the units are contained within Block A. The new build blocks with wheelchair units have lift provision and are appropriately sized.
- 6.8.11 The wheelchair units are required to be fully compliant with Building Regulations Approved Document M4(3) and all other units are fully compliant with Approved Document M4(2). This requirement is the subject of a planning condition. The provision of Blue Badge parking for wheelchair users meets with Table 6.2 of the London Plan and is located within Block A.

Daylight/Sunlight Provision to Proposed Units

- 6.8.12 The Mayor's Housing SPG states that in relation to daylight and sunlight provision to new development an appropriate degree of flexibility needs to be applied when using Building Research Establishment (BRE) guidelines. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets.
- 6.8.13 The applicant has submitted a Daylight/Sunlight Assessment prepared by Pointed Surveys dated July 2017, which has been updated (Rev2) to reflect the alterations to the scheme during the application process.
- 6.8.14 The applicant's consultant has undertaken an Average Daylight Factor (ADF) assessment of the proposed units. All habitable rooms contained within the lower-ground floor of residential Block B were tested, together with key habitable rooms on the ground floor of residential Block A.
- 6.8.15 The analysis results show that all rooms meet the recommended ADF targets with the exception of one Living Room located on the lower ground floor of Block B. The consultant's report notes, this room retains an ADF value of 0.98%

(against a target ADF of 1.5%). For the proposed Mews, the ADF results demonstrate that all rooms tested exceed the recommended BRE targets.

- 6.8.16 A single non-compliance is considered to be acceptable in a market unit within the scheme. Officers are in agreement with the applicant's consultant that the levels of daylight within the proposed units are considered acceptable for an urban development project having regard to the suburban basis of the BRE guidance, and the orientation and configuration of the site. The provision of daylight to the new build units created is acceptable.

Ventilation/Extraction

- 6.8.17 The applicant has submitted a Ventilation/Extraction Statement prepared by Sweco dated July 2017. For Blocks A and B ventilation plant will be provided as part of the residential plant module and will be connected to the shell and core infrastructure. Connections to the façade are proposed to be carried out as part of the fit out work together with the installation of the apartment ventilation. The Mews and Broadway Annex will be ventilated by openable windows. The Environmental Health Officer has assessed the scheme and raises no objection to the above element of the proposal. Ventilation of the units is considered acceptable.

Residential Noise

- 6.8.18 The applicant has submitted an updated environmental noise survey prepared by Sandy Brown Consultants dated September 2017. This assessment concludes the site is suitable for new residential development given prevailing noise conditions. An initial facade sound insulation assessment has been carried out to determine the required acoustic performance. The Council's Environmental Health Officer has assessed the new residential units in relation to noise and concludes that subject to conditions addressing adherence to British Standards around façade performance, the units will be of a suitable quality with respect to noise transmission.

Residential Water Consumption

- 6.8.19 The applicant's Water Survey prepared by Sweco dated July 2017 indicates the proposed new build units will meet with London Plan Policy 5.15 water consumption targets for residential schemes of 105 litres or less per head per day.

Fire Safety and Security

- 6.8.20 Fire safety is not a planning matter and it is usually addressed by Building Regulations. Building Regulations are minimum standards for design and construction for the erection of new buildings and the alterations of existing

buildings. The regulations cover many areas including requirements surrounding structure, fire, sound resistance, ventilation, drainage, conservation of fuel, electrical installations, security and access for disabled people. In light of recent events at Grenfell Tower the following information around fire safety and security is provided.

- 6.8.21 The development would be required to meet the Building Regulations in force at the time of its construction. The Building Control Body (the Local Authority or an Approved Inspector) would carry out an examination of drawings for the proposed works and carry out site inspections during the course of the work to ensure the works are carried out correctly as far as can be ascertained. As part of the plan checking process a consultation with the Fire Service would also be carried out. On completion of work the Building Control Body will issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.

Provision of sprinklers

- 6.8.22 The applicant has confirmed that sprinklers will be included throughout the building in both new build and converted elements. The London Fire and Emergency Management Authority has confirmed in a second consultation letter dated 16th October 2017 that they are satisfied with the proposal.

Materials

- 6.8.23 When the materials are submitted for the discharge of the materials condition the materials will need to meet the Building Regulations in force at the time and also take account of the current Government Guidance. The highest possible quality of fire resistance will be required.
- 6.8.24 Exact materials on the elevations of the building have yet to be confirmed. However, the applicant has confirmed the development will be brick built non-combustible materials and the issue of fire safety will be addressed at the Building Regulations stage.
- 6.8.25 As such, it is considered that the suite of measures proposed for the development, including a sprinkler system and non-combustible materials, is sufficient for the application to be acceptable in terms of its fire safety measures.

Quality of Residential Accommodation – Summary

- 6.8.26 The scheme provides high quality residential accommodation that meets London Plan space standards. There are a limited number of single aspect units in the scheme and the units will receive good levels of daylight. The proposal incorporates a policy compliant level of accessible and adaptable units, and blue badge parking is provided.

- 6.8.27 The units will be protected from noise impacts and will have adequate ventilation. The development will be fire safe. Overall the quality of the proposed housing is considered to be good and will meet with Policy SP2 and SP13, London Plan Policies 3.5 and 3.6 and the Mayor's Housing SPG.

6.9 **Amenity of Adjoining Occupiers**

- 6.9.1 The London Plan Policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Policy DM1 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours. The key impacts to adjoining occupiers assessed below are daylight/sunlight issues, outlook and privacy, noise and comings and goings.

Daylight/Sunlight – Application of Guidance

- 6.9.2 The Mayor's Supplementary Planning Guidance (SPG) Housing indicates that BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3).
- 6.9.3 Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London. The applicant has submitted a revised Daylight/Sunlight assessment dated July 2017 prepared by Point 2 Surveyors.
- 6.9.4 Officer's note this submission has been the subject of a third party assessment by the Building Research Establishment (BRE) commissioned by local residents. This document was received late in the application process. This document is **Appendix 10**.
- 6.9.5 The Council has commissioned a third party review of both the applicant's and neighbour's daylight/sunlight documents (and the applicant's response) by an independent consultant (GL Hearn). Officers note the content of the BRE report from residents, however GL Hearn's review confirms the applicant's view that the proposal is acceptable in terms of impacts on neighbouring properties. The Council's third party review is **Appendix 10A**. A consideration of the BRE neighbour report and GL Hearn's report to the assessment follows a summary of the daylight/sunlight impacts.

Daylight/Sunlight – Methodology

- 6.9.6 The impacts of daylight provision to adjoining properties arising from proposed development is considered in the planning process using advisory Building Research Establishment (BRE) criteria. A key measure of the impacts is the Vertical Sky Component (VSC) test.
- 6.9.7 In conjunction with the VSC tests, the BRE guidelines and British Standards indicate that the distribution of daylight should be assessed using the No Sky Line (NSL) test. This test separates those areas of a 'working plane' that can receive direct skylight and those that cannot.
- 6.9.8 If following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value, this will be noticeable to the occupants and more of the room will appear poorly lit.
- 6.9.9 The BRE Guide recommends that a room with 27% VSC will usually be adequately lit without any special measures, based on a low density suburban model. This may not be appropriate for higher density, urban London locations and the Mayor's Housing SPD notes that guidance should not be applied rigidly to proposals in urban areas for this very reason in that developments in urban areas are of much higher density than developments in more suburban areas.
- 6.9.10 It is considered that VSC values in excess of 20% are considered as reasonably good and that VSC values in the mid-teens are deemed acceptable within a high density urban location. Paragraph 2.3.47 of the Mayor's Housing SPD supports this view as it acknowledges that natural light can be restricted in densely developed parts of the city.
- 6.9.11 The acceptable level of sunlight to adjoining properties is calculated using the Annual Probable Sunlight Hours (APSH) test. In terms of sunlight, the acceptability criteria are greater than 25% for the whole year or more than 5% between 21st September and 21st March.
- 6.9.12 BRE guidelines state in Appendix F that sometimes there may be an extant planning permission for a site but the developer wants to change the design. In assessing the loss of light to existing windows nearby, the local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternate benchmarks.
- 6.9.13 A Sun Hours On Ground (SHOG) assessment considers if existing amenity spaces will receive the levels of sunlight as recommended within the BRE guidelines.

- 6.9.14 It should also be noted that a number of properties enjoy a significant benefit due to the nature of the site currently and its comparative lack of development, and as such this impacts on their score.

Daylight Assessment to Adjoining Properties

- 6.9.15 The applicant's daylight assessment concludes that the effect of the construction of the proposed development upon the daylight amenity to the majority of the surrounding residential rooms tested is considered to be negligible on the basis that the daylight amenity alterations are fully compliant with BRE guidance. This means that the occupants of these rooms are unlikely to notice any alteration to their levels of daylight amenity.
- 6.9.16 Overall, the applicant's consultant concludes the proposal will relate well to the neighbouring residential properties. Where there are deviations from BRE guidance in terms of VSC and NSL alterations, these are considered to be minor in nature and acceptable due to the relatively minor alteration in VSC and NSL values in real terms.
- 6.9.17 The applicant's consultant notes that the following neighbouring properties contain residential accommodation and due to their proximity to the development site, have been assessed in terms of the effects of the proposal on their daylight and sunlight amenity:
- 2 – 10 Hatherley Gardens
 - 29 – 31 Haringey Park
 - 13 & 14 Haringey Park
 - Prime Zone Mews
 - 1-3 Rose Place
 - 21 – 33 Weston Park
 - 5 - 19 Weston Park
 - 28 - 44 The Broadway
 - 1 - 19 The Broadway
- 6.9.18 When tested against the existing site conditions, the VSC results demonstrate that 400 out of 423 windows (95%) meet the BRE guideline's recommended levels. For the second daylight test, NSL, the results demonstrate that 257 out of 276 rooms (93%) meet the BRE guideline's recommended levels.
- 6.9.19 Of the tested properties, the consultant notes that the effect of the construction on the daylight amenity of the following properties is considered to be negligible to minor:
- 36 Broadway
 - 1 Rose Place
 - Nos. 5, 9 & 11 Weston Park
 - 25 & 29 Weston Park
 - 13 & 14 Haringey Park

- 29 Haringey Park

6.9.20 However additional consideration was required for windows in the properties below, given the testing results:

- Prime Zone Mews
- 7 Weston Park

6.9.21 With respect to Primezone Mews, the consultant has undertaken additional assessment of 6 ground floor windows and 3 first floor windows. The consultant's ADF results suggests that each ground floor bedroom would continue to meet the daylighting requirement for new development.

6.9.22 There are 3 bedrooms located on first floor that experience a 30% reduction in VSC and ADF when compared to consented levels. The applicant considers the daylight effect to the windows are considered to be minor.

6.9.23 7 Weston Park contains 6 rooms with 6 rear windows with a view of the proposed Mews. When tested against the existing site conditions, 4 out of 6 windows would meet the recommendations of the BRE guidelines. The remaining 2 windows are located on ground floor and the applicant's consultant asserts serve a Morning Room and Kitchen. Both windows incur a 35% reduction in VSC with retained values of 17 and 15 VSC points respectively. The applicant notes these retained levels are considered to be commensurate with windows in a typical urban setting.

6.9.24 The applicant's consultant considers the ground floor windows are partially blinkered by adjoining extensions at nos. 5 & 9 Weston Park, which limit their ability to receive mitigating daylight obliquely. The NSL results demonstrate that around half the ground floor rooms' area would maintain a direct view of sky over the development despite NSL reductions of 38% and 55% respectively.

6.9.25 Officers consider the overall effects to the windows the subject of additional consideration in Prime Zone Mews and 7 Weston Park to be minor. While these are not compliant with BRE criteria, impacts are judged to be acceptable in the London context. This view is in line with the Mayor's Housing SPD which supports this view as it acknowledges that natural light can be restricted in densely populated areas.

Sunlighting Assessment to Neighbouring Properties

6.9.26 When tested against the existing site conditions, the APSH results demonstrate that 186 out of 195 predominantly south facing rooms (95%) meet the BRE guidelines around recommended sunlight levels.

6.9.27 The APSH analysis results demonstrate that the effect upon the sunlight amenity of following properties will be negligible on the basis that any recorded APSH alterations that may occur will be fully BRE compliant:

- 1-19 (odd) Broadway
- 28-44 (even) Broadway
- 1 Rose Place
- 9-33 (odd) Weston Park
- Prime Zone Mews - A
- 30 Haringey Park

6.9.28 The applicant has undertaken additional consideration with respect 13 and 14 Haringey Park and the assessment concludes the overall level of sunlight provision despite non-compliance to assessed windows is considered to be negligible to minor. With respect to Prime Zone Mews 5 & 7 Weston Park and the overall sunlight effect to non-compliant windows is considered to be negligible to minor.

Sun Hours On Ground (SHOG) to Existing Amenity Spaces

6.9.29 The results of the Sun Hours On Ground (“SHOG”) results demonstrate that the majority of neighbouring amenity spaces would meet the recommendations of the BRE guidelines in that they would experience no change to their SHOG levels or retain over 50% coverage or retain at least 0.8 times former SHOG value. The sunlight effect to these gardens is considered negligible.

6.9.30 There are additional reductions recorded against the rear gardens of nos. 5, 7 & 9 Weston Park and the rear of 13 Haringey Park beyond the levels recommended in the BRE guidelines for March 21, however additional assessment indicates the impacts of non-compliance would be minor.

Transient Overshadowing Study

6.9.31 The applicant’s assessment indicates that with respect to the rear gardens of nos. 5, 7 & 9 Weston Park, the transient shadow results demonstrate that the majority of the garden areas will receive direct sunlight throughout the daytime (8am to 7pm) on the 21st June (Summer Solstice). For 13 Haringey Park, the transient results demonstrate that the garden receives direct sunlight to a significant proportion of its area from 7am to 4pm on the 21st June, which the applicant’s consultant considers good in light of the North facing aspect of this garden.

BRE Neighbour Assessment and Council’s GL Hearn Assessment

6.9.32 The neighbour report by BRE focuses on properties that could have a loss of daylight and sunlight at 5-9 and 25-29 Weston Park, Prime Zone Mews, and 13 Haringey Park. A brief outline of the BRE report’s assessment followed by the Council’s consultant’s view of these same properties is provided below.

6.9.33 The BRE consultant’s view is that at 5-9 Weston Park, the ground floor rooms at the rear (living rooms and kitchens) would experience sizeable reductions in

daylight, caused by the new mews block. However, GL Hearn, following a review of the windows noted in the consultant's report at 3.2.2 agrees with the applicant's consultant that the daylight/sunlight transgression from BRE criteria at 5 Weston Park is negligible to minor adverse. In terms of overshadowing GL Hearn notes the impacts to be minor to moderate adverse. Likewise, GL Heane notes that daylight and sunlight effects to 7 Weston Park are considered to be minor adverse. Overshadowing is considered to be moderate adverse. The daylight/sunlight impacts to 9 Weston Park is concluded to be negligible to minor adverse. Overshadowing is considered to be moderate adverse.

6.9.34 The neighbour BRE report asserts predicted losses of daylight outside the BRE guidelines to six rooms in 25-29 Weston Park. The BRE report states that losses of light would be worse than for the consented scheme. However, GL Hearn notes only two transgressions. These transgressions occur to two windows serving the ground floor kitchen/diner at 27 Weston Park. However, the room is served by 6 other windows which will comply with the BRE Report guidance. As such the effect on the daylight within the room would be negligible. The overall conclusion by GL Hearn is that for the 25-29 Weston Park the daylight effects are considered to be negligible.

6.9.35 At 13 Haringey Park, the BRE neighbour report notes there would be a substantial loss of daylight (over half their vertical sky component) to two windows in the side elevation although both appear to light rooms with another window in them. This does not accord with the view of GL Hearn (in the report independently commissioned by the Council) which concludes that overall the effect of the Proposed Development on daylight amenity at 13 Haringey Park would be minor adverse.

6.9.36 The neighbour BRE report finally notes the bedrooms at the rear of Prime Zone Mews would have substantial reductions of daylight, losing over half their light in some cases. The report notes the losses are significantly worse than for the consented scheme. GL Hearn's consideration of the impacts of the Prime Zone Mews takes into account the impact of the removal of existing vegetation in addition to the applicant's testing. The report concludes that taking all the identified factors into account at paragraph 3.3.6 GL Hearn considers the effects on Prime Zone Mews B to be moderate adverse.

6.9.37 Officers have therefore considered the neighbour BRE report, but consider that the conclusions of the Council's independent consultant indicate that where there are instances of BRE non-compliance, these would not be severe and the planning harm arising would be localised to a small number of properties adjoining the site and give rise to predominantly minor harm.

Daylight Sunlight/Conclusion

6.9.38 The applicant's overarching conclusion in daylight/sunlight terms - that the significant majority of properties tested would continue to receive adequate levels of daylight and sunlight and would receive negligible impacts – is sound. In coming to this view, officers have again noted the Mayor's guidance around the sensitive application of BRE criteria in context and that the site has long been allocated in the local plan for redevelopment. Many properties currently enjoy a significant benefit due to the nature of the current site and its comparative lack of development, and as such the impacts on their dwellings must take this into consideration when forming a view around daylight/sunlight.

6.9.39 Given the overall level of compliance, the current condition of the site and the need to consider the applicability of the BRE guidelines to urban areas the daylight/sunlight impacts to adjoining properties are acceptable and the proposal is in conformity with London Plan Policy 7.6 and Policy DM1 with respect to the amenity of adjoining occupiers.

Privacy and Outlook

6.9.40 It is acknowledged the scheme will be in close proximity to adjoining occupiers, however the 2010 proposal considered the privacy impacts for buildings with a comparable foot print and officers note planning permission was granted for this scheme. The applicant has submitted a Supplementary Statement on Overlooking and Privacy prepared by Make dated August 2017. Objections to the proposal have made reference to issues of privacy and outlook to adjoining occupiers. The applicants have also submitted a response prepared by Make to the BRE report commissioned by adjoining occupiers addressing overlooking issues.

6.9.41 The statement sets out the impacts where privacy issues may arise. These are identified as:

- No.25 & No.27 Weston Park
- Primezone Mews
- No. 13 Haringey Park
- Nos. 5 to 9 Weston Park (backing onto the proposed Mews building)

The impacts to each property or group of properties is considered below.

No.25 & No.27 Weston Park

6.9.42 The applicant notes the boundary between the development site and the gardens to the rear of Weston Park is separated by mature trees beyond the site boundary. These trees will provide screening to Block A in season. The set back from the northern face of Block A to the closest rear face of 27 Weston Park is 14m, with the distance to the face of the rear projection of the dwelling is 17m. This is commensurate with the 2010 scheme, but notwithstanding the previous permission, this set back is acceptable in an urban London context.

6.9.43 While there are amenity areas on Level 3 and Level 5 of Block A oriented northbound toward Weston Park (Plan F2003 Rev2, Plan F2005 Rev2) the balustrading is set back on Level 3 and the amenity area set back on Level 5 to minimise overlooking. The Level 3 balustrade setback of approximately 1m is an improvement on the 2010 position. The applicant notes in the privacy statement that two additional existing trees will be relocated within the site to this boundary to provide a further visual barrier. The mitigation in the form of the design setbacks and privacy screening noted above will sufficiently preserve the privacy of adjoining occupiers at 23 and 25 Weston Park. The amenity impacts are acceptable.

Primezone Mews

6.9.44 Officers have visited the rear of the western block of Prime Zone Mews (No. 23-28) in the course of determining the application and generally are in agreement with the applicant's assessment that the pre-existing boundary wall to the rear of the ground floor dwellings restricts the outlook, and that Block A would not be immediately visible from the eastern facing ground floor windows. The residential gardens created east of Block A would be set below this boundary wall.

6.9.45 The setback distance between the eastern face of Block A to the western elevation of the Prime Zone Mews block at ground floor level is 9m, rising to 12m at first floor level. As per the privacy statement, the applicant proposes to replace the existing trees with a "vertical orchard" of trained fruit trees to mitigate inter-looking between units. This vegetation is proposed to rise to a height above the window level on the first floor of the Prime Zone mews block. The details of this landscaping are proposed to be secured by condition.

6.9.46 While officers acknowledge the setback distances to Prime Zone Mews (itself an urban infill development inserted into an existing residential area) are limited, and that external amenity areas are present on the eastern elevation of Block A, however the mitigation in terms of proposed vegetation (which is an improvement from the 2010 planning permission) and, centrally, the pre-existing boundary treatment at ground floor level will sufficiently preserve the privacy and outlook of adjoining occupiers in the Prime Zone Mews block.

6.9.47 While some inter-looking between the first floor windows in Prime Zone Mews and northern first floor units of Block A may occur despite landscaping treatment, this planning harm is judged to be limited and acceptable in the wider context of the proposal and the site location in urban London. In coming to this view, officers have also had regard for the allocation of the Town Hall site in Haringey's former Unitary Development Plan (H11) as pre-dating the grant of planning consent for Prime Zone Mews. Occupiers would be aware of the status of adjoining land as a development site at the time of purchase. Officers have also

had regard for the 2010 planning permission and the comments of the BRE report commissioned by neighbours.

No. 13 Haringey Park

6.9.48 The applicant's privacy statement notes the garage at No. 13 Haringey Park comes up to the boundary wall with the access road, which creates the eastern boundary of the development site. Officers are in general agreement with the applicant's assessment that only two windows are set into the western elevation of this structure and while there are external amenity areas in the units in the eastern elevation of Block A, the outlook and inter-looking impacts, given the setback of approximately 9m and the window placements at No. 13 Haringey Park, are negligible. The impacts on 13 Haringey Park are broadly commensurate to the 2010 consented position. The amenity impacts to 13 Haringey Park are acceptable.

Nos. 5 to 9 Weston Park

6.9.49 The applicant's privacy statement notes the proposed mews blocks has been designed without habitable windows facing onto the houses and gardens of Weston Park. The only windows on the north elevation are high level windows in the common corridors for smoke extraction. While the height of the proposed building is higher and has a larger footprint than the demolished mews studio building, the impacts of the 4 mews houses (rising to 3 storeys with the incorporation of onsite car parking) consented in 2010 are broadly commensurate with the outlook impacts of the current proposal. In coming to this view officers have had regard for the comments of the BRE report noting that a view around privacy or inter-looking impacts that have the potential to arise due to the proposed mews block design.

6.9.50 While officers acknowledge the scheme is of an infill nature, its density does not exceed the London Plan Density Matrix and the design seeks to mitigate issues of privacy and outlook. The nature of urban London is such that some impacts to amenity may arise from development, but the planning harm arising is balanced against other benefits of the scheme (as set out in the other sections of this report) and the harm is judged acceptable.

6.9.51 Officers have had regard for the overlooking issues addressed in the BRE report, specifically the potential overlooking arising from the inter-facing windows in the rear of the mews and the potential overlooking from the amenity area of the eastern top floor unit of the mews blocks. Officers note the 2010 position and again consider the impacts to be broadly commensurate, but also consider that a supplementary planning condition proposing mitigation measures for the mews block will address these concerns. Mitigation may include screening and partial obscure glazing where required.

Noise Impacts and Comings and Goings

- 6.9.52 The applicant has submitted an updated noise survey prepared by Sandy Brown Associates dated September 2017. The survey sets out an assessment of construction noise and vibration, as well an assessment of noise breakout from the proposed performance space within the Assembly Hall and the noise effects of plant introduced to the application site. The Environmental Health Officer has assessed the proposal and the survey, and visited the site. He concludes that subject to condition, the operational noise impacts of the development on adjoining occupiers is acceptable. Conditions are recommended to control noise from the assembly hall, installed plant and A4 uses.
- 6.9.53 As per the noise assessment, the impacts of noise breakout from the use of the assembly hall will be mitigated by upgrading of the building fabric and controlled by condition. While the venue on the roof of the Town Hall has the potential to create additional noise and disturbance, this venue will be controlled by condition and will not operate at unsociable hours.
- 6.9.54 In planning terms, while the development will give rise to additional comings and goings to the Town Hall complex, vehicular traffic from the Weston Park access (with its close proximity to adjoining dwellings) will be eliminated. While the introduction of new and converted residential development will give rise to additional comings and goings, the operational residential noise (both pedestrian and vehicular) would not create a level of disturbance over and above that of typical dwellings in close proximity to a District Centre in an urban location. Movement within the scheme is oriented inwards, with residential and service access located to the interior of the development.
- 6.9.55 While the hotel and community use will create both additional vehicular and pedestrian movements, it is noted the resumption of the historic use of the site (including the unrestricted use of the assembly hall [at current levels of insulation] and municipal office function) would not require planning permission and may have commensurate or more severe planning impacts than the proposed position. The level of disturbance is mitigated by the design of the scheme and by the conditions noted above. The operational site noise and increased comings and goings are acceptable given the context of the site and its historic uses, as well as the mitigating effect of conditions and design.

Construction Noise

- 6.9.56 The impacts of construction noise are temporary and are proposed to be controlled by condition. A construction management plan and a construction logistics plan are required to be submitted prior to the commencement of the development. The applicant will also be required to join the Considerate Contractors scheme, with proof of registration provided to the Local Authority. The Local Authority has allocated additional resources to monitoring construction and demolition impacts and will address any breaches of condition through

monitoring. Subject to conditions and monitoring, the impacts of construction noise are acceptable.

Air Quality

- 6.9.57 Policy DM4 and DM23 provide guidance on air quality in relation to development proposals. Policy indicates that development proposals should consider air quality and be designed to improve or mitigate the impact on air quality in the Borough and improve or mitigate the impact on air quality for the occupiers of the building or users of development. Air Quality Assessments will be required for all major developments and other development proposals, where appropriate.
- 6.9.58 Where adequate mitigation is not provided planning permission will be refused. This approach is reflected in the London Plan Policy 7.14 and supported by London Plan SPGs around dust control and sustainable design and construction. Haringey is an Air Quality Management Area (AQMA).
- 6.9.59 The applicant has submitted an Air Quality Assessment prepared by Sweco dated July 2017. The site is considered suitable for the development proposed in air quality terms, however with respect to the Air Quality Neutral assessment, the results of the comparison to the Building Emissions Benchmark demonstrates that the proposed development leads to emissions of NO_x which are higher than the emissions benchmark. On this basis additional mitigation may be required to be detailed at the conditions stage.
- 6.9.60 With respect to the impacts on local air quality arising from the development, an assessment has been undertaken by the applicant's consultant. The results show that the forecast concentrations of nitrogen dioxide from road traffic emissions do not exceed the Air Quality Objective at any assessed locations. Also, the assessment of the potential impact from the development shows that the increases in emissions are minimal (<0.1%).
- 6.9.61 The results of the consultant's construction dust assessment conclude that although dust is likely to occur from site activities through demolition and construction, this can be reduced to low risk through the application of appropriate mitigation measures. A construction management plan is therefore proposed to be secured by the imposition of a planning condition.
- 6.9.62 The Council's Environmental Health Officer has assessed the scheme in relation to air quality and raises no objection either for future occupiers or existing occupiers, subject to the imposition of suitable planning conditions. These conditions are noted in Appendix 1. The air quality impacts of the scheme are therefore acceptable.

Impacts to Amenity – Summary

- 6.9.63 The effect of the proposal on the daylight and sunlight amenity to the majority of the surrounding residential properties is acceptable and in general conformity with BRE guidance. Where there are issues of non-compliance, these are considered to be negligible or minor. The site is an infill location that has long been allocated in development plan. Pending third party will confirm technical assessment of daylight/sunlight is correct. The privacy and outlook of adjoining occupiers is generally protected by design and/or mitigation. Where there are instances of planning harm, this harm is judged to be minor and outweighed by other material planning considerations.
- 6.9.64 The additional noise and comings and goings created by the development would be commensurate with an urban London setting. The air quality impacts created by the development are acceptable subject to migration to be secured by condition. Temporary amenity effects of construction will be strictly controlled and monitored by the Local Authority. The impacts to adjoining occupiers are acceptable.
- 6.9.65 In coming to a view on amenity, officers have had regard for the view of the Weston and Haringey Parks Residents' Association, and other local groups and commenters. While the Association makes reference policy distance between facing habitable windows, no current policy stipulates a specific separation distance

6.10 Heritage Conservation

- 6.10.1 The application site lies within the Crouch End Conservation Area and contains the Hornsey Town Hall, a Grade II* listed building, and the Broadway Annex Building, a Grade II listed building. These buildings form part of a group of civic structures that includes the Hornsey Library (Grade II) and Broadway House (Grade II) which lie outside the redline site area. The Town Hall square is an open space that forms the centre piece of the civic group in the heart of Crouch End Broadway. The listed building consent applications (including the Listed Building Consent application history, Listed Building descriptions from Historic England's register and works to listed building fabric) are set out in **Appendix 16**.
- 6.10.2 The Weston Clinic Building lies to the rear of the Town Hall. This building dates from the early 20th century and is designed in the neo Georgian style. It is not listed in its own right, but listed by virtue of being within the Curtilage of the Town Hall. An energy centre and garage are also in the curtilage of the Hornsey library, and are therefore listed structures. The applicant has submitted a revised Historic Building Report prepared by Donald Insall Associates dated October 2017.

Policy and Legal Background

- 6.10.3 London Plan Policy 7.8 seeks that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. London Plan Policy 7.9 seek to restore at risk heritage assets through regeneration.
- 6.10.4 Policy SP12 of the Local Plan seeks to maintain the status and character of the borough's conservation areas. Policy DM6 continues this approach and requires proposals affecting conservation areas and statutory listed buildings, to preserve or enhance their historic qualities, recognise and respect their character and appearance and protect their special interest. Policy indicates that heritage assets should be put to viable uses consistent with their conservation, including through the adaptive re-use of vacant historic buildings, reinstating street frontages and historic street patterns, wherever possible.
- 6.10.5 Paragraph 129 of the NPPF states that the LPA should assess the particular significance of any heritage asset that may be affected by the development. Paragraph 131-2 states that the LPA should take account of the desirability of sustaining and enhancing the significance of heritage assets and that great weight should be given to their conservation. Paragraph 133 sets out that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 6.10.6 Paragraph 134 of the NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.10.7 There is a legal requirement for the protection of the Conservation Area. The Legal Position on the impact on these heritage assets is as follows, Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 provide: *"In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."* Among the provisions referred to in subsection (2) are *"the planning Acts"*.
- 6.10.8 Section 66 of the Act contains a general duty as respects listed buildings in exercise of planning functions. Section 66 (1) provides: *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

6.10.9 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) intended that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."

6.10.10 The judgment in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. The authority's assessment of likely harm to the setting of a listed building or to a conservation area remains a matter for its own planning judgment but subject to giving such harm the appropriate level of weight and consideration. As the Court of Appeal emphasized in Barnwell, a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the strong statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

6.10.11 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

6.11 *Assessment of Significance*

6.11.1 An identification of the significance of relevant assets is set out below including the Crouch End Conservation Area, The Town Hall, The Broadway Annex and Hornsey Library as well as the Weston Clinic Building.

Crouch End Conservation Area

- 6.11.2 The Crouch End Conservation Area is centred on the Crouch End town centre that includes the Broadway and contains the former Hornsey Town Hall, associated Civic buildings and Hornsey Central Library. The clock tower provides the town centre with a notable and memorable landmark.
- 6.11.3 Crouch End Town Centre forms the retail, commercial and social core of the conservation area. Its street pattern has a very distinctive and broadly consistent late Victorian and early Edwardian character and appearance, interrupted by a few later infill buildings. The urban pattern is that of fine grain two and three storey terraces with shops on the ground floor and either residential or commercial accommodation above. Building materials vary but the most common are red brick with contrasting stone and stucco, often in horizontal stripes, used elaborately.
- 6.11.4 Paragraph 4.3 of the Crouch End Conservation Area Appraisal (Adopted 2010) states “The two notable landmarks that contribute significantly to the identity of Crouch End Town Centre are the tower of the former Town Hall and the Clock Tower. The public square to the west of the former Town Hall is an important, but currently underused, undervalued and poorly designed civic open space in a key position at the centre of The Broadway.”
- 6.11.5 It is clear that the appraisal acknowledged the townscape importance of the civic buildings within its town centre but also highlighted the underused and unkempt nature of the Town Square as well as the rear car park, that detract from the setting of this important group. It could therefore be concluded that the civic buildings including the town hall are significant in their contribution to the character and appearance of the conservation area, whereas the rear car park and the town hall square are areas that would need enhancement.

Hornsey Town Hall

- 6.11.6 Hornsey Town Hall was designed by the New Zealand architect R H Uren in 1935. It forms the centre piece of a Civic square flanked by the Gas Board (Broadway House, grade II) and Electricity Board Showroom (Broadway Annexe, grade II). The building was an important influence on others built subsequently.
- 6.11.7 The building is two storeys with an ‘L’ shaped footprint, built in handmade pinkish bricks with stone dressings, flat roofs and stone coped parapets. The narrower wing to the south side has a setback flat roof and both the Assembly Hall and the Council Chambers have hipped tile roofs. A tall rectangular tower marks the junction of the two wings. Interior decoration and furnishing were all custom designed as part of the original conception and much is still preserved.
- 6.11.8 Overall, the building’s significance is high and is derived from the following values as per Historic England’s ‘Conservation Principles, Policies and guidance’:

- **Evidential Value:** High quality surviving interiors of an architectural style and period (high).
- **Historical Value:** Municipal centre of Hornsey from 1935 until 1965 and thereafter a place of local entertainment (high).
- **Aesthetic Value:** High architectural interest as a combination of Internal Modern style and Arts and Crafts with excellent craftsmanship displayed externally and internally. The building became a pioneer of its type in England for years to come (high).
- **Communal Value:** Association with R H Uren and general association with the locals as a place for ceremonies and public events (high)

6.11.9 Despite being an extremely important asset to the borough, the building has been on the Historic England's 'At Risk' Register since 2000. Its condition is described as 'Poor' and there has been a general lack of investment towards the maintenance and upkeep of the building.

Setting of the Hornsey Town Hall

6.11.10 The building's setting also adds considerably to its significance. The forecourt includes a public square with its original Uren designed circular fountain with the Gas Board (Broadway House, grade II) and Electricity Board Showroom (Broadway Annexe, grade II) flanking either side of it. This forms a distinct centrepiece within the otherwise Victorian and Edwardian town centre.

6.11.11 To the rear, the post-war modernist Library building (grade II) forms another dimension to the Civic setting of the town hall along Haringey Park. Beyond that the residential hinterland characterised by late Victorian and Edwardian terraces forms the wider setting of the building. The immediate setting however is compromised by the tarmac and the now demolished rear annexe building. This was a pre-fabricated porta-cabin block that detracted from the setting of the building. The site now lies empty with a plinth structure still remaining.

6.11.12 The Clinic building is located to the north eastern corner of the site, built in 1932. The building is Edwardian in style with red brick and stone dressings. Whilst not listed in its own right it falls within the curtilage of Town Hall and it is considered to have modest aesthetic significance that contributes positively to the setting of the Town Hall. The building was agreed to be demolished as part of the previous application.

Broadway Annex

6.11.13 Shortly following the construction of Hornsey Town Hall by the New Zealand architect R H Uren in 1935, additional utilities offices were erected on either side of the Town Hall forecourt. Formerly known as Electricity and Gas Showrooms (Broadway Annexe and Broadway House respectively) these buildings were also constructed in brick with stonework details by Ayers, and formed a pleasing inter-war composition with the Town Hall as its dominant centrepiece.

6.11.14 The building is divided into two sections- the Electricity Supply Showroom (western block) and the Telephone Exchange (eastern block). The west block links to the telephone exchange with a circular foyer, creating a 'knuckle' between the two blocks. Here, its original 1930s finishes remain, as does its main terrazzo staircase beyond.

6.11.15 Overall, the building's significance is medium and is derived from the following values as per Historic England's 'Conservation Principles, Policies and guidance':

- **Evidential Value:** Partly surviving interiors of an architectural style and period (medium).
- **Historical Value:** Associated with the municipal centre of Hornsey from 1935 until 1965 (medium).
- **Aesthetic Value:** Medium interest as forming a group with the Town Hall and of a similar architectural language (medium).
- **Communal Value:** Association with R H Uren and general association with the locals as a civic centre (medium)

6.11.16 The building also forms a group along with the Town Hall and contributes to the significance of the civic square within the conservation area. As such the building also contributes positively to the character and appearance of the conservation area.

Hornsey Library

6.11.17 Hornsey Library was designed in 1963-65 by the then borough architects F Ley and G F S Jarvis as a purpose built building. The building is two storeys with a basement, in reinforced concrete with a pre-cast concrete curved wall to the front and brick facings with flat roofs. Windows are double glazed aluminium with polished granite columns.

6.11.18 Overall, the building's significance is medium and is derived from the following values as per Historic England's 'Conservation Principles, Policies and guidance':

- **Evidential Value:**

- a. The library is a fine example of public buildings designed purposely during the post war era (high).
 - b. Its location and grouping with the other civic buildings provides evidence of the growth and settlement of Hornsey as a borough prior to being included within Haringey (high).
 - c. It provides substantial evidence of design and details of the post war modernist architectural style and period (high).
- **Historical Value:**
 - a. Associated with the municipal borough of Hornsey from 1935 until 1965 (medium).
- **Aesthetic Value:**
 - a. High interest as a purpose built library with attention to detail about user's interface as well as user and visitor experience.
 - b. Post war modernist design with a bold sweeping concave concrete front elevation, granite columns, aluminium frames and darker brick.
- **Communal Value:**
 - a. Association with Hornsey borough and general association with the locals as a civic building (medium)

6.12 *Proposed Development*

6.12.1 The proposed development comprises the demolition of Weston Clinic and curtilage structures around the library, alterations and reuse of the Town Hall, alterations and reuse of the Broadway annex, alternations to the Town Hall square and the erection of new build residential development including the mews building and Blocks A and B.

Demolition of the Weston Clinic Building and Library Curtilage Buildings

6.12.2 The removal of the Weston Clinic building was considered and approved in 2010. The Conservation Officer notes the building currently has modest significance but that removal would enable the comprehensive delivery of a proposed master plan that would include two residential blocks to the rear of the Town Hall. The buildings in the curtilage of the library are of no historic merit.

Hornsey Town Hall

6.12.3 The scheme would entail the conversion of the Town Hall to a mixed-use building, comprising café/restaurants, a hotel, a performance space and co-working offices, with community uses in the principal spaces including the Foyer,

the Assembly Hall, the Council Chamber, the Committee Rooms and the Mayor's Parlour.

6.12.4 As per the Conservation Officer's assessment, there are firstly interventions relating to the permeability and accessibility of the building, including:

- a. Insertion of lifts, ramps and passenger lift. These would benefit future users making the building more accessible. The locations have been chosen carefully in order to cause minimum harm to the fabric of the building. The ramp to the front leading from the square into the Town Hall will allow the uses within the Town hall to spill out to the wider area. Whilst some minor harm would be caused due to loss of some historic fabric, this will be outweighed by the benefits of the new uses and enhanced accessibility.
- b. Dropping cill heights of windows of the ground floor west wing facing the 'square': This scheme proposes to install doors on the dropped cills to facilitate uses and activities between the Town Hall and the Square and connect the West Wing to the public realm. This will lead to some loss of historic fabric and minor alteration to the overall composition of the building.

However, the foundation stone would be retained and the cill height of the end window would be remain as original. This will retain the general symmetry of the elevation. The minor harm would be mitigated by ensuring that the design of the new doors respects the fenestration pattern of the windows and by facilitating the new uses and activities within the west wing.

- c. Provision of doors from the Town Hall Lobby into works space areas: Similar to above, this will facilitate the accessibility of the building without causing harm to the fabric of the building and will be considered as an enhancement.

6.12.5 With regards to the Assembly Hall (with the Town Hall), the proposals include introduction of two new performance spaces with bleacher seating to the rear. The first floor performance space will be accessed from the committee rooms and could also be used as a cinema room for small screenings. This would require a small part of the wall in the committee room corridor to be demolished and a roof light to be raised. Given the improvement on the functionality and accessibility of this space and the limited harm caused to the significance of the building, the proposal would be acceptable. Overall the uses and alteration proposed for the Assembly Hall are considered in keeping with the historic character and aesthetic of the building and would provide a much needed sustainable use for this vast space. The proposals would cause minor harm to the historic fabric but would be considerably outweighed by the repair works and new uses and would be acceptable.

6.12.6 In addition, the condition survey gives further recommendations on the repair of the building such as extensive repairs to the Assembly Hall roof and further

works to the internal fabric of the building in general. This include repair of the 1930s original security grills to the assembly hall entrance. These works are essential for the repair and refurbishment of the Town Hall and do not involve any alterations to the fabric but localised like for like repair works. As such these works are acceptable subject to further details and methodology statement which should be conditioned.

- 6.12.7 The works also propose upgrading of the original windows with introduction of slimline double glazing or secondary glazing. This is especially required within the Assembly Hall and the Council Chambers to increase the acoustic performance of these spaces and to ensure that any future functions do not disturb neighbours. As such the proposal is acceptable in principle but would need to be further assessed based on additional details and methodology and should be conditioned. From a conservation point of view, preference would be secondary glazing.
- 6.12.8 The conversion of the eastern wing of the building to a Hotel use is acceptable in principle. The new arrangement of hotel rooms will follow the historic plan form. This is considered to be an improvement on the 2010 approved proposals as it would allow the retention of the original 'corridor' style layout. Whilst the works would require considerable works in terms of repositioning and removal of existing partitions, the overall layout is proposed to remain the same with original joinery, ironmongery and other features to be repaired, reused and reinstated. As such the overall proposal would lead to considerable heritage benefits and would be acceptable.
- 6.12.9 The scheme also proposes to remove the 1970s extension and replace it with extensions on both sides of the stair well. These extensions are carefully designed for the use of the Hotel. This was also approved in 2010 and therefore is acceptable in principle. The insertion of this roof level extension would cause some harm however, as this would impact the overall architectural composition of the building. It is considered that the removal of the existing temporary roof extension is a considerable heritage benefit that would outweigh the harm. In order to mitigate the harm further, the stepped elevation of the original design should remain distinctly visible and that the new extensions should be built in contrasting materials such as glass or a different coloured brick. This is the subject of a planning condition.
- 6.12.10 Overall, the scheme is considered to be an improvement on the consented 2010 proposal in the following way:
- a. Greater public access to the building by conversion to a hotel and co-working office than to residential use;
 - b. Greater degree of community use, for example to rooms such as the Mayor's Parlour which was not included as part of the consented scheme;

- c. Removal of harmful elements of the consented scheme, such as new balconies subdividing the internal walls of the assembly hall;
- d. Greater degree of restoration of lost features;
- e. A more sensitive approach to retaining plan form and features of interest in the more ordinary 1930s parts of the building;
- f. A more sensitive approach to the public realm fronting the Broadway, including retaining the 1930s fountain in-situ and creating a new scheme inspired by the original design.

6.12.11 It is considered that the scheme is an improvement to that approved in 2010 and that the proposal would enable the sustainable use of the building and its repair that would enhance its significance.

Town Hall Square proposals

6.12.12 Proposals relating to the Town Hall Square includes the repair of the original fountain designed by Uren and re-landscaping of the area to allow for a greater level of activities in and around the Town Square. These have been designed so that the activities are conducive to the prevailing uses within the town centre and the Broadway. This would enhance the setting of the Town Hall, the listed buildings flanking the square as well as the character and appearance of the conservation area.

Residential development

6.12.13 The proposed new residential development follows on from the previously approved scheme in terms of the layout, footprint and positioning. However, the new Blocks A and B are now taller by at least two storeys and this additional massing has been fully assessed as part of the application from a conservation point of view.

6.12.14 Block A, similar to previous scheme, features four linked pavilions laid out parallel to the site's eastern boundary. The layout allows pedestrian access from Haringey Park and Weston Park, with primary vehicular access from Haringey Park. This enables greater permeability of the site. The architectural form takes its cues from the adjacent residential areas with use of two different types of bricks and pre-cast stone. The details continue on the rest of the site to relate to the rear façade of the Library and Block B. The architectural detailing has been carefully designed taking hints from the Victorian and Edwardian detailing within the wider conservation area. As such the overall architectural language as well as layout is considered to be well thought out and of high quality and would be acceptable in principle.

6.12.15 Unlike the approved scheme, however, the massing of Block A is now increased from four to seven storeys creating a taller element in the central section of the block. At seven storeys, the block is considered to be a 'taller'

building that is likely to dominate the setting the rear of the Town Hall and the Library. The flank elevation of Block A, with the greater height, would be visible from Haringey Park and is likely to compete with the front elevation of the grade II Listed Library. However, given the relatively large and civic scale of the Library and the Town Hall, and the distance from the Block, the impact is considered to be less significant and would not harm the immediate surrounding of these listed buildings.

- 6.12.16 Block A would also be visible from various views within the conservation area that is characterised primarily with two and three storey terraces. Block A essentially introduces a more urban scale within the 'residential hinterland' of the town centre and civic centre of the Broadway. As such, the block's relationship with its immediate surrounding in terms of massing is considered to be poor and would cause harm to the character and significance of the conservation area. The NPPF paragraphs 132-134 require an Authority to "give great weight to the asset's conservation" and to assess the degree of harm as 'substantial' or 'less than substantial'. The NPPG gives further understanding of the two categories and imply that "in determining whether works to a listed building {or heritage assets} constitute substantial harm, an important consideration would be whether the adverse impact "seriously affects a key element of its special architectural or historic interest." It further goes on to state that "It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."
- 6.12.17 The degree of harm has been assessed as per the NPPF and NPPG. The proposed development would not cause total loss of this part of the conservation area's significance or its setting. Although there are material impacts, particularly on the setting of the Conservation Area, the integrity of the special architectural interest is maintained and the impacts do not fall on a key element of the CA. Therefore, the harm has been quantified as 'less than substantial' as per NPPF.
- 6.12.18 Block B, similar to the approved scheme, is located immediately east of the eastern wing of the Town Hall. The rear of the eastern wing of the Town Hall is considered to be less significant than the western part of the rear elevation and as such the positioning of the block at this location is considered to be acceptable in principle. However, at seven storeys, Block B would result in a dominant form of massing that would detract from the immediate setting of both the Town Hall and Library. Following previous concerns raised, the massing of the block, whilst still seven storeys, has been reduced so that it is no longer visible from the front of the Town Hall when viewed from the Broadway. To the rear, the block's close proximity to the Library means that the block will also dominate, and therefore harm, the setting of the Library building. As per paragraph 34 above, the harm has been assessed under NPPF paragraphs 132-134 and as per the NPPG. It is considered that the proposed development will not cause significant adverse impact to a key element of either of the two

buildings or their setting. Therefore, the harm is quantified to less than substantial.

6.12.19 In respect of the wider conservation area, the positioning of Block B is such that its impact would be less than substantial on the character and appearance of the area and would not cause harm to it.

6.12.20 In comparison, it is considered that the increased height of proposed blocks A and B of the scheme would cause greater level of harm than that envisaged in the scheme approved in 2010. On the other hand, the retention of the corridor layout in the southern part of the Town Hall and the lesser degree of interventions in the Assembly Hall and the Town Hall Square are greater heritage benefits in comparison with the approved scheme.

Assessment of Impact

6.12.21 The Town Hall lost its original use a while ago and has been in meanwhile uses for some time. This has caused slow decay to the interiors of the building especially the most significant spaces such as the Assembly Hall and the Council Chambers. To ensure its sustainable future, innovative new uses that comply with contemporary needs and standards would be required and are likely to require a level of intervention.

6.12.22 Having considered all the works proposed including the details of repair works, it is considered that the overall works relating to the repair and conversion of the Town Hall building are in keeping with its character and significance. Whilst the works would cause minor localised harm, the conversion would unlock the potential of this large building and ensure its long term use. The most significant spaces within the Town Hall will remain in public use and access and would therefore enhance its understanding and appreciation. The hotel use would further ensure the building's sustainable use and allow for the original layout of the eastern wing to be retained. The panelled rooms would be incorporated within the hotel use, allowing for their appreciation and understanding.

6.12.23 It is clear that the primary objective of the proposal is to achieve the refurbishment and conversion of the Town Hall, whilst preserving the significance and setting of this and related buildings; both to secure the future use of the building and to allow for the overdue repair works that would enable the building to be removed from Historic England's 'At Risk' register. The proposal would bring community uses to the building whilst allowing the Hotel to be in commercial use and generate the income to restore and operate the Town Hall.

6.12.24 Overall the conversion and refurbishment programme for the Town Hall is considered to be a major benefit to the Town Hall and would outweigh the minor localised harm caused to the historic fabric of the building. The new uses would

also activate the building and the spaces to the rear and front and would enhance the character and appearance of the conservation area. The use and restoration would be therefore acceptable from a conservation point of view.

6.12.25 In order to achieve this outcome, the scheme has proposed a facilitating residential development to generate capital to achieve the refurbishment works and the enhancement of the public realm. Similar to the approved application, the current scheme proposes to demolish the Clinic building and introduce two new residential blocks to the rear of the Town Hall.

6.12.26 The delivery of the new residential block would necessitate the demolition of the Clinic building located at the northern corner. This building is considered to positively contribute to the character and appearance of the conservation area. As such, its demolition would cause a modest degree of harm to the heritage assets. It is considered that this harm is inevitable in order to deliver the scheme and as such the harm is justified as per the requirement of NPPF paragraph 132. The heritage benefits of the wider regeneration of the site will outweigh this modest harm (less than substantial as per NPPF 134) and would be acceptable in the instance.

6.12.27 Unlike the approved scheme, however, the current scheme proposes a greater quantum of development leading to the higher blocks that are deemed to cause less than substantial harm to the character and appearance of the conservation area as well as the setting of the listed buildings. As per the statutory duties and NPPF policies, this harm would need to be balanced against any heritage benefits.

6.12.28 Paragraph 134 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, such harm should be weighed against the public benefits of the proposal, including its optimum viable use. This should be read in conjunction with the first part of paragraph 132, which states that when considering the impact of a proposal on the significance of a designated heritage asset, “great weight” should be given to the asset’s conservation. This wording reflects the statutory duty in sections 16 (2), 66(1) and 72(1). Paragraph 132 also states that “Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

6.12.29 In the Barnwell Manor case, the Court of Appeal held that in enacting section 66(1) (and section 16 (2)), Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration but “considerable importance and weight” when carrying out the balancing exercise. This gives rise to a strong statutory presumption against granting planning permission for development which would cause harm to the settings of listed buildings. Even where the harm would be “less than substantial”

the balancing exercise cannot ignore the overarching statutory duty imposed by section 66(1) and section 16 (2).

6.12.30 There is no doubt that the refurbishment and conversion of the Town Hall, its increase community use and the enhancement to its setting is a considerable heritage benefit, and one that would enhance the significance of the listed building as well as the conservation area. The redevelopment of the rear and public realm improvements would further enhance the setting of the heritage assets including the grade II listed Haringey Library and the Crouch End Conservation Area. There are also no doubts that both Blocks A and B have been designed carefully with sensitive architectural detailing and high quality materials which would also improve the setting of the heritage assets to a certain degree. However, the scale and massing of the blocks are considered to be 'taller' and not in keeping with the character of the area and are considered to cause harm to the setting of the listed buildings as well as the character and appearance of the conservation area.

6.12.31 Having given "special regard to the desirability of preserving" the setting of the two listed buildings and the character and appearance of the conservation area as per council's statutory duty under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (as altered); it is concluded that the proposed massing of blocks A and B would not wholly preserve the special character of the heritage assets and would, as set out above, cause less than substantial harm. As per paragraph 132, the applicants have justified this harm on the basis of viability of the uses and the delivery of the whole scheme.

6.12.32 As per NPPF 134, officers have given great weight to the less than substantial harm caused, and assessed the harm against the public benefits of the proposal, including its optimum viable use. The heritage benefits owing to the refurbishment of the Town Hall, its sustainable future use, improvement in public realm within the immediate setting and the high quality design of the new development would be considered to outweigh the less than substantial harm caused by the scale and massing of the development. Therefore, the proposal would be acceptable in heritage terms.

6.12.33 The delivery of the Town Hall is phased and closely tied in with the delivery of the residential development so that appropriate capital required to undertake the works to the Hall can be generated from the sale of the residential blocks. This is to be agreed legally as part of a Section 106 agreement.

Heritage Conclusion

10.4.64 The Conservation Officer has assessed that there is less substantial harm to designated heritage assets:

- Impact of the Demolition of the Weston Clinic and other curtilage buildings

- Impact of the development on the Town Hall, both the impact of the new build development, and on the re-use and refurbishment of the listed building.
- Impact on the Broadway Annex and on the re-use and refurbishment of the listed building.
- Impact on the setting of the Crouch End Conservation Area.

6.12.34 Subject to the conditions recommended for imposition, the heritage benefits therefore outweigh the less than substantial harm caused by the massing of Blocks A and B on the setting of the Town Hall and Hornsey Library as well as the character and appearance of the Crouch End Conservation Area. This view takes into account the views of the Conservation Officer, Historic England and other contributors. This view takes into account the setting of the Town Hall as the primary consideration as per the site allocation (SA48) requirements. The works to the listed building fabric (as set out in Appendix 16) are also acceptable and the listed building consent proposals are acceptable.

6.12.35 This view also considers the wider public benefits of the scheme as per NPPF Paragraph 134. The Conservation Officer notes the historic generation of an at-risk asset and its removal for the Historic England's register, allowing for public access to and greater appreciation of the Town Hall and its modern setting.

6.12.36 Additional public benefits beyond heritage conservation are judged to be substantial and include the provision of housing (including affordable housing) for which there is a need in the locality. The proposal will include economic benefits that will improve the vitality of the Crouch End District Centre and create employment beyond the meanwhile employment currently on site. The proposal secures transportation and public realm improvements and new open spaces.

6.12.37 The scheme therefore makes a significant contribution to the delivery of the Local Plan and the allocated site SA48, which seeks to meet Haringey's strategic aspirations and the wider regeneration of the borough. The heritage conservation impacts of the proposal are acceptable.

6.13 **Transportation and Highway Safety**

Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This approach is continued in DM Policies DM31 and DM32. The applicant has submitted a Transportation Assessment prepared by TPHS dated July 2017. The Principal Transportation Officer has assessed the proposal.

Transport - Site Assessment

- 6.13.1 The site is located in an area with a Medium Public Transport Accessibility Level (PTAL 3), the site is served by 6 bus routes (41,91, W3, W5 and W7) which provides good connectivity to Archway Underground and Finsbury Park, bus, rail and underground station.
- 6.13.2 The site has a number of vehicular and pedestrian accesses, with vehicular access via Haringey Park, Western Park and Hatherley Gardens, pedestrian access is also via the above roads and via Crouch End Broadway. The site falls within the Crouch End "A" controlled parking zone (CPZ), which operates Monday to Friday between 10:00am – 12:00 Noon and provides some on-street parking control.
- 6.13.3 The applicant has conducted car parking surveys on Wednesday 28th June and Thursday the 4th July 2017, the results of the surveys concluded that the on street car parking stress was approximately 93% in the surveyed area. The area surrounding the site has been identified as suffering from high car parking pressures.
- 6.13.4 Given the previous planning permission noted, the Council has considered the impacts of the additional trips and parking demand generated by the development proposal and the impact on the local highways and transportation network in relation to the current base situation (parking conditions and traffic on the local network and impact on the local bus routes).
- 6.13.5 In relation to the current scheme and the 8,003sqm of non-residential floor space proposed, the applicant is proposing that the floor spaces will be utilised by four different land uses, hotel, community, employment and café/restaurant use. These four uses and the 146 residential units will form the basis of assessment.

Trip Generation

- 6.13.6 Using sites from the TRCIS trip forecast database, the applicant has generated a demand model that Transport Officers have reviewed. In summary the TA proposes that the development proposal will generate a total of 3,434 persons trips over a day 7am-7pm with 122 in/out persons trip during the Am peak periods and 479in/out persons trip during the PM peak periods.
- 6.13.7 The car mode share is assumed to be low give that car parking spaces will be restricted on site - the Transport Officer considers this to be a reasonable assumption. However, in order to achieve the proposed modal split changes will be required to the existing controlled parking zone, both in relation to the extent of coverage and the operational hours.

- 6.13.8 The Council therefore requires that applicant to contribute a sum of £60,000 (sixty thousand pounds) towards the consultation and implementation of parking control measure in the local area surrounding the site. This obligation is proposed to be secured by a S106 contribution.

Public Transport Capacity

- 6.13.9 The development proposal will result in a significant increase in the number of bus trips. Transport Officers have some concerns in relation to the cumulative impacts of the trip generation from the residential and commercial aspect of the development and the existing background demand during the evening peak, as the TA assumes that only 13.31% of trips will be by bus, given the proximity of the rail and underground station from the development the majority of the rail and underground trips will be use bus, hence the bus modal split could be up to 75.48%, give the potential overlap with the evening peak periods.

- 6.13.10 Following negotiation with the developer, Transport for London (TfL) is seeking a financial contribution (£150,000 phased over two years) towards providing additional capacity on the W7 bus route. Larger events will have to be supported by shuttle bus service. There will be sufficient capacity to accommodate the additional trips generated by the development. Officers note TfL is also seeking a contribution of £15,000 to address upgrades to the bus shelter in the vicinity of the site. Subject to these contributions, and conditions around travel planning, the impacts to the public transport network are acceptable.

Car Parking

- 6.13.11 The applicant is proposing to provide a total of 45 car parking spaces for the 146 residential units which equates to 0.31 car parking spaces per unit. Transport Officers have considered that given the residential development will be car capped the parking proposed is acceptable, The Council will require the car parking spaces to be allocated by way of a parking management plan which allocates parking in order of the following priority:

- 1) Parking for the disabled residential units - 10% of the total number of units proposed (15- wheel chair accessible car parking spaces)
- 2) Family sized units 3+ bed units
- 3) 2 bed 4 four person units
- 4) two bed units
- 5) one bed units and studios.

- 6.13.12 20% of the total number of car parking spaces must have active electric charging points, with a further 20% passive provision for future conversion, this must be secured by condition, details of which must be submitted for approval before the development is occupied. These requirements are proposed to be

secured by condition. Subject to condition, the level of car parking proposed is acceptable. Officers note TfL raises no objection to the level of car parking proposed. In coming to a view around car parking, officers have had regard to the views of adjoining occupiers, however the Council's policies and the London Plan support the level of capped on site car parking proposed.

Cycle Parking

6.13.13 The applicant is proposing to provide a total of 243 secure shelter cycle parking spaces for the long-term residential cycle parking in Block A (129 cycle parking spaces and Block B (82 cycle parking spaces). The cycle parking will be distributed around the development, within the undercroft of Block A and within the basement of Block B. The number of cycle parking spaces proposed for Block A is compliant.

6.13.14 The cycle parking for the Annex building and the Mews development will be located in the ground floor of the Annex Building and provides a total of 32 cycle parking spaces, the cycle parking provision for the Annex and mew residential developments are in line with the London Plan.

6.13.15 The applicant is proposing to provide a total of 27 long stay commercial cycle parking spaced to the rear of the Town Hall for all the commercial activities, and 63 short stay cycle parking spaces dispersed in and around the new public square. We have considered that subject to detailed design and the above condition the cycle parking provision is acceptable.

Alterations to Highways Layout

6.13.16 The applicant is proposing changes to the highways layout which includes changes to the highways network on Haringey Park including the removal of the crossover, reconstruction of the footways and construction of new vehicular access to the development, new entry treatment on Weston Park, these works will have to be secured by way of the S.278 agreement, the cost of these works have been estimated at £161,731. A breakdown of these works is at the head of this report.

6.13.17 Transport Officers note the design of the scheme on The Broadway will need further input from the Council's engineering team the interface between the private and public highways needs to be clearly defined and the bus stop accessibility measure proposed by TfL incorporated into the final scheme. In addition, currently the space to the front of the Town Hall is accessible to the public and is currently the responsibility of the Council as the Corporate Landlord. The future maintenance and management of the space, as it provides public access 24 hours a day is proposed to be secured by S106 agreement.

Taxi Access

- 6.13.18 TfL taxi, has requested that a dedicated taxi rank be provide as part of the development proposal, officers have considered that given the constraints of the site and residential nature of the roads surrounding the site, the implementation of a dedicated taxi drop off/ pick up bay is not possible, as it would impact on the bus stop on the Broadway and Hetherley Gardens access should be restricted to disabled car parking access and essential servicing only, given the residential nature of the road. Transport Officers also consider that taxis can drop off and pick up can occur from the Broadway. In coming to this view, officers have considered the views of adjoining occupiers and Transport for London.

Transportation – Summary

- 6.13.19 The vehicular trip demand generated by the proposal can be accommodated subject to conditions and a contribution to address parking control measures. The impacts of the scheme on the public transportation network are acceptable subject to a contribution to Transport for London for increased bus capacity and updated bus shelter infrastructure. The applicant is required to submit a parking management plan, however the car parking provision of 45 spaces, yielding a ratio of 0.31 spaces per unit is policy compliant. The level of cycle parking and the proposed alternations to the public highway are acceptable. No taxi rank is proposed in the vicinity of the site. Future shuttle bus provision will be address by way of a travel planning condition. The transportation impacts of the development are acceptable.

Flood Risk and Sustainable Drainage

- 6.14 Development proposals must comply with the NPPF and its associated technical guidance around flood risk management. London Plan Policy 5.12 continues this requirement. London Plan Policy 5.13 and Local Policy SP5 expects development to utilize Sustainable Urban Drainage Systems (SUDS). Policy 5.14 requires proposals to ensure adequate wastewater infrastructure capacity is available.
- 6.14.1 DM Policy DM24, 25, and 29 continue the NPPF and London Plan approach to flood risk management and SUDS to ensure that all proposals do not increase the risk of flooding. DM27 seeks to protect and improve the quality of groundwater.
- 6.14.2 The applicant has submitted an Outline Drainage Strategy and Flood Risk Assessment prepared by Bradbrook dated July 2017. The applicant has also prepared a Wastewater Drainage and SuDS statement also prepared by Bradbrook dated 2017.
- 6.14.3 The site is located in Flood Risk Zone 1 and within a Critical Drainage Area (CDA). The applicant's FRA concludes the site to be at low to medium risk from surface water flooding and the site has a low to negligible risk of flooding from all

other sources. The flood risk assessment and drainage impact assessment demonstrates that the proposed development will not be unduly at risk from flooding. The applicant notes the site comprises permeable surfaces where possible.

- 6.14.4 A condition to secure flood risk mitigation is recommended in Section 8. The Council's Senior Drainage Engineer has assessed the scheme and provides no objection subject to the imposition of planning conditions and additional information. The development is acceptable in Flood Risk and Sustainable Drainage terms. The flood risk of basement development is assessed in the section below.

Energy and Sustainability

- 6.15 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Local Plan Policy SP4 sets out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations (this is deemed to be broadly equivalent to the 40 per cent target beyond Part L 2010 of the Building Regulations, as specified in Policy 5.2 of the London Plan for 2015).

- 6.15.1 The London Plan sets a target of 25% of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025. Where an identified future decentralised energy network exists proximate to a site it will be expected that the site is designed so that it can easily be connected to the future network when it is delivered.

- 6.15.2 The applicant has submitted a revised *Energy Strategy and Sustainability Statement* prepared by Sweco dated July 2017. The Council's Carbon Management Team has assessed the proposal. The statement following the London Plan approach and sets out the sustainability approach as per Lean, Clean and Green Energy.

Be Lean

- 6.15.3 The applicant notes energy efficient servicing strategies and equipment will be used throughout the development to reduce energy demand. Technologies employed include the use of passive and active design features. The applicant notes a comprehensive Building Energy Management System (BMS) will be installed to monitor and report on the overall energy consumption of the building. An efficient heat recovery system and low energy lighting will also be installed at the site. The Carbon Management Team has assessed the carbon reduction and conclude the development will deliver CO2 emissions reductions of the following: Block A: 0.3%, Block B: 3.2%, and the Mews: -0.4%, beyond Building

Regulations (2013). This is across the dwellings, and commercial areas to be constructed.

Be Clean

6.15.4 The energy statement notes that in the absence of an ability to connect to an existing district heating network, it is proposed that a central community heating system with an onsite high efficiency CHP unit with low NOx emissions be installed on the site to serve the base space heating and domestic water demand.

6.15.5 The Carbon Management Team has assessed the carbon reduction and concludes the development will deliver CO2 emissions reductions of the following: Block A: 30.2%, Block B: 32.4%, and the Mews: 32.4%, beyond Building Regulations (2013). This is across the dwellings, and commercial areas to be constructed.

Be Green

6.15.6 The applicant has also made an assessment of various green technologies for installation at the site and concludes that roof mounted photovoltaic (PV) panels are suitable, subject to the provision of additional details. The Carbon Management Team notes the Council has a policy (SP:04) that requires a minimum of 20% reduction in carbon emissions through the use of renewable energy. The London Plan policy 5.7 states “major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.”

6.15.7 The applicant's energy statement notes This renewable technology will deliver 61,570 kWh per year of electricity output to the development site, 1.60m2 area per panel and a total of 258 roof mounted panels for the main building with a panel efficiency of at least 19%.

Overheating

6.15.8 The Carbon Management Team note that with respect to overheating, the current design does not fully meet with the TM49 criteria required in DM21. While the applicant has not provided a mitigation strategy for future weather patterns, it is considered this issue may be addressed by the imposition of a planning condition requiring a dynamic thermal model. Such a condition is included in the section below.

6.15.9 The applicant's energy statement confirms the development will achieve BREEAM 2014 Refurbishment (Non-Domestic): Hotel & Community Hall targeting Good rating; (Part 1 & 2), and Home Quality Mark (HQM) for Residential Apartments achieving 3 stars.

Energy and Sustainability – Summary

- 6.15.10 The applicant has followed the approach set out in London Plan policy and the proposal incorporates energy efficiency measures and sustainability measures that will allow for regulated carbon dioxide savings as noted above. A carbon offset payment of £211,221 will be secured by way of a S106 agreement, in accordance with Policy 5.2 of the London Plan. Subject to the conditions securing the sustainability features noted above, the development is considered to meet a high standard of sustainable design in accordance with the policy cited above.

Basement Development

- 6.16 Policy DM18 sets out that basement development must be carried out in a way that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk or damage the character of the area or natural environments. DM 18 states that proposals for basements must not include habitable rooms or other sensitive uses in areas prone to flooding, where there is no reasonable means of escape. This approach is reflected in the London Plan Policy 5.3 and the SPG Sustainable Design and Construction.
- 6.16.1 The development proposal includes the construction of basements to both Blocks A and Block B. Block A involves excavation up to 4.4m below existing site levels at the south end of the site. Block B involves a double basement excavation up to 7.2m below existing site levels. The development proposal also includes for the lowering of the existing lower ground slab to the West Wing of the Town Hall by 1 metre and the provision of basement hotel rooms. The impacts of the basement alterations on the historic character of Town Hall are discussed in Listed Building Consent section of this report.
- 6.16.2 The applicant has prepared a Basement Impact Assessment (BIA) and Flood Risk Assessment (FRA) both prepared by Bradbrook dated July 2017. Officers concur with the applicant's consultant engineer that has assessed the proposal and conclude that no significant potential adverse impacts or effects have been identified and the proposed basement development within Blocks A and B is highly unlikely to result in any significant changes to the existing groundwater regime beneath, or adjacent to the site or to neighbouring properties.
- 6.16.3 The applicant's FRA concludes there will be no change in Flood Risk Vulnerability Classification as a result of the development as the previous land use at the site was also considered 'More Vulnerable' and therefore appropriate within Flood Zone 1. Haringey's Local Lead Flood Authority have not raised an objection to the proposal on flood risk grounds. The habitable rooms below grade in Blocks A and B and the Town Hall have a reasonable means of escape in accordance with Policy DM18.

- 6.16.4 The proposed basement development is therefore considered to preserve the amenity and structural stability of adjoining properties. The development would not increase flood risk and is designed to ensure a reasonable means of escape from habitable rooms. The basement development is therefore in accordance with the policy and guidance above.

Waste and Servicing

- 6.17 London Plan Policy 5.16 indicates the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. Local Plan Policy SP6 “Waste and Recycling” and require development proposals make adequate provision for waste and recycling storage and collection. The approach is reflected in DPD Policy DM4. The applicant has submitted a draft Deliveries & Servicing Management Plan (DSMP) which incorporates Site Waste Management prepared by TPHS dated July 2017.
- 6.17.1 The site is currently serviced by an open yard area leading into an undercroft at the rear of the Town Hall accessed via Weston Park. This arrangement is proposed to continue, but would be accessed solely via Haringey Park. The Broadway Annex and mews area are currently serviced on-street via a number of permitted locations. This arrangement is also proposed to continue for the residential units and A3/A4 floorspace proposed.
- 6.17.2 In terms of waste storage provision, within Blocks A and B there would be 37 x 1,100L Eurobins provided within the lower ground floor areas of each residential block. Provision would be split between receptacles for general waste receptacles for recyclables and receptacles for food waste. Collection is proposed to be less-than fortnightly, with details to be secured by condition. The remaining residential units on this site are proposed to have storage of 8 x 1100 Eurobins provided located at the ground floor level to the rear of the Broadway Annex building. Collection arrangements are to be secured by condition.
- 6.17.3 The applicant’s draft DSMP states that the on-site storage capacity for the non-residential floorspace has been calculated in accordance with BS 5906:2005 (Waste Management in Buildings – Code of practice’). The applicant proposes 16 x 1,100 Eurobins split equally between waste and recyclables. These would be located close to the undercroft area adjacent to the loading / unloading area in the Town Hall next to the collection point.
- 6.17.4 The Council’s Waste Management Team has assessed the proposal. While there is no in principle objection, comments note several waste management issues are still outstanding, including a clear separation of residential and commercial waste onsite, separation of commercial and residential collection times, and receptacle sizing for commercial food waste. It is considered these

items may be addressed by the imposition of a planning condition. Such a condition is suggested below.

6.17.5 The Council's Transportation Officer has assessed the proposal in relation to refuse collection. The applicant has provided a vehicle swept path analysis which demonstrates that a refuse vehicle can enter and leave the site in forward gear via Haringey Park. The applicant will be required to produce a Delivery and Servicing Plan in consultation with the Councils refuse contractor. This is to be secured by condition.

6.17.6 While the comments of objectors concerning waste are noted, it is not considered the residential or commercial waste servicing would cause amenity impacts so detrimental that planning permission should be refused. The details of vehicle access and servicing are contained in the transportation section of this report.

6.17.7 Subject to acceptable condition details, the development proposal is considered to make adequate provision for waste and recycling storage and collection and is in accordance with the relevant policy cited above.

Water and Waste Water Supply Capacity

6.18 SA48 indicates a site requirement that applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application. The applicant has provided details of consultation with Thames Water as per the applications made for new and existing water connections to the development site, as outlined in the Water Strategy. Thames Water has been consulted on the proposal at the pre-application and applications phases, and raises no objection subject to suitable conditions. The applicant has therefore met site requirements and the water and waste water supply capacity of the site are capable of supporting the proposed development.

Land Contamination

6.19 Policy DM32 require development proposals on potentially contaminated land to follow a risk management based protocol to ensure contamination is properly addressed and carry out investigations to remove or mitigate any risks to local receptors. The applicant has submitted a Phase I desktop study prepared by Capita dated June 2017 and a Conceptual Model.

6.19.1 The Council's Environmental Health Officer (Pollution) has assessed the proposal and raises no objections subject to the imposition of standard conditions around land remediation on any grant of planning permission. These standard conditions are recommended for imposition and require further assessment of site conditions and remediation where required.

Archaeology

6.20 London Policy 7.8 states that “development should incorporate measures that identify record, interpret, protect and, where appropriate, preserve the site’s archaeology. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This approach is reflected at the local level.

6.20.1 The Greater London Archaeological Advisory Service (GLAAS) has responded to consultation and indicates the need for field evaluation to determine appropriate mitigation. This position is unchanged from the 2010 position and may be addressed by the imposition of a planning condition. Subject to the conditions and informative in the section below, the archaeological impacts of the proposal are acceptable.

6.21 Conclusion

6.21.1 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission and Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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 1.26) and the Haringey CIL charge will be **£2,560,206** (7,389.80 sqm x £265 x 1.17).

7.2 This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8 RECOMMENDATIONS

8.1 GRANT PLANNING PERMISSION subject to conditions contained in **Appendix 1** and subject to a S106 Legal Agreement and S278 Legal Agreement

8.2 GRANT LISTED BUILDING CONSENT subject to the conditions contained in **Appendix 1**

APPENDIX 1 – Planning Conditions HGY/2017/2220

1) **COMPLIANCE Three Year Expiry (LBH Development Management)**

The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

REASON: This condition is imposed by virtue of the provisions of the Planning and Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2) **COMPLIANCE Development in Accordance with Approved Drawings and Documents (LBH Development Management)**

The approved plans comprise drawings:

Plan C2000 - Residential Mews - GA Plan - Ground - REV2; Plan C2001 - Residential Mews - GA Plan - Level 01 -REV2; Plan C2002 - Residential Mews - GA Plan - Level 02 - REV2; Plan C2003 - Residential Mews - GA Plan - Roof REV2; Plan C2200 - Residential Mews - Elevation 1 of 2 REV01; Plan C2201 - Residential Mews - Elevation 2 of 2 REV01; Plan C2202 - Residential Mews - Section AA REV01; Plan C2501 - Residential Mews - Apartment Type C1 - REV2; Plan C2502 - Residential Mews - Apartment Type C2 - REV2; Plan C2503 - Residential Mews - Apartment Type C3 - REV2; Plan C2504 - Residential Mews - Apartment Type C4 - REV2; Plan C2505 - Residential Mews - Apartment Type C5 - REV2; Plan C2506 - Residential Mews - Apartment Type C6 - REV2; Plan D2501 -Residential Block A - Apartment Type A1 - REV2; Plan D2502 -Residential Block A - Apartment Type A2 - REV2; Plan D2503 - Residential Block A - Apartment Type A3 - REV2; Plan D2504 - Residential Block A - Apartment Type A4 - REV2; Plan D2505 - Residential Block A - Apartment Type A5 - REV2; Plan D6800 - Residential Block A - Façade Details; Plan E2501 - Residential Block B - Apartment Type B1 - REV2; Plan E2502 - Residential Block B - Apartment Type B2 - REV2; Plan E2503 - Residential Block B - Apartment Type B3 - REV2; Plan E2504 - Residential Block B - Apartment Type B4 - REV2; Plan E2505 - Residential Block B - Apartment Type B5 - REV2; Plan E6800 - Residential Block B - Façade Details; Plan F1998 - Residential Block A & B - GA Plan - Basement - REV2; Plan F1999 - Residential Block A & B - GA Plan - Lower Ground - REV2; Plan F2000 - Residential Block A & B - GA Plan - Ground REV02; Plan F2001 - Residential Block A & B - GA Plan - Level 01 - REV2; Plan F2002 - Residential Block A & B - GA Plan - Level 02 - REV2; Plan F2003 - Residential Block A & B - GA Plan - Level 03 - REV2; Plan

F2004 - Residential Block A & B - GA Plan - Level 04 - REV2; Plan F2005 - Residential Block A & B - GA Plan - Level 05 - REV2; Plan F2006 - Residential Block A & B - GA Plan - Roof - REV2; Plan L-500 - Landscape Planting Plan G REV2; Plan L-501 - Landscape Tree Strategy F REV2; Plan PA1018 - Town Hall Demolition Plan - Lower Ground Floor (West); Plan PA1019 - Town Hall Demolition Plan - Lower Ground Floor (East); Plan PA1020 - Town Hall Demolition Plan - Ground Floor (West); Plan PA1021 - Town Hall Demolition Plan - Ground Floor (East); Plan PA1022 - Town Hall Demolition Plan - First Floor (West); Plan PA1023 - Town Hall Demolition Plan - First Floor (East); Plan PA1024 - Town Hall Demolition Plan - Second Floor (West); Plan PA1025 - Town Hall Demolition Plan - Second Floor (East); Plan PA1026 - Town Hall Demolition Plan - Roof (West); Plan PA1027 - Town Hall Demolition Plan - Roof (East); Plan PA1220 - Town Hall - Demolition - Elevation 01 (West); Plan PA1221 - Town Hall - Demolition - Elevation 02 (North); Plan PA1222 - Town Hall - Demolition - Elevation 03 (East); Plan PA1223 - Town Hall - Demolition - Elevation 04 (South); Plan PA1224 - Town Hall - Demolition - Elevation 05, 06 and 07; Plan PA1272 - Town Hall - Demolition Section CC; Plan PA1275 - Town Hall - Demolition Section FF; Plan PA1277 - Town Hall - Demolition Section HH; Plan PA1900 - Town Hall Proposed Plans – Overview; Plan PA1998 - Town Hall Proposed Plan - Lower Ground Floor (West); Plan PA1999 - Town Hall Proposed Plan - Lower Ground Floor (East); Plan PA2000 - Town Hall Proposed Plan - Ground Floor (West); Plan PA2001 - Town Hall Proposed Plan - Ground Floor (East); Plan PA2002 - Town Hall Proposed Plan - First Floor (West); Plan PA2003 - Town Hall Proposed Plan - First Floor (East); Plan PA2004 - Town Hall Proposed Plan - Second Floor (West); Plan PA2005 - Town Hall Proposed Plan - Second Floor (East); Plan PA2006 - Town Hall Proposed Plan - Roof (West); Plan PA2007 - Town Hall Proposed Plan - Roof (East); Plan PA2200 - Town Hall - Proposed Elevation 01 (West); Plan PA2201 - Town Hall - Proposed Elevation 02 (North); Plan PA2202 - Town Hall - Proposed Elevation 03 (East); Plan PA2203 - Town Hall - Proposed Elevation 04 (South); Plan PA2204 - Town Hall - Proposed Elevation 05, 06 and 07; Plan PA2250 - Town Hall - Proposed Section AA; Plan PA2251 - Town Hall - Proposed Section BB; Plan PA2252 - Town Hall - Proposed Section CC; Plan PA2253 - Town Hall - Proposed Section DD; Plan PA2254 - Town Hall - Proposed Section EE; Plan PA2255 - Town Hall - Proposed Section FF; Plan PA2256 - Town Hall - Proposed Section GG; Plan PA2257 - Town Hall - Proposed Section HH; Plan PA2790 - Town Hall - Existing and Proposed Plans - Panelled Room; Plan PA2792 - Town Hall - Proposed Internal Elevations - Panelled Room; Plan PB1020 - Broadway Annex Demolition Plan - Lower Ground and Ground Floor REV01; Plan PB1021 - Broadway Annex Demolition Plan - First Floor REV01; Plan PB1022 - Broadway Annex Demolition Plan - Second Floor REV01; Plan PB1023 - Broadway Annex Demolition Plan – Roof; Plan PB1220 - Broadway Annex Demolition Elevations REV01; Plan PB1270 - Broadway Annex Demolition Sections REV01; Plan PB2000 - Broadway Annex Proposed Plan - Lower Ground and Ground Floor REV01; Plan PB2001 - Broadway Annex Proposed Plan - First Floor REV01; Plan PB2002 - Broadway Annex Proposed Plan - Second Floor

REV01; Plan PB2003 - Broadway Annex Proposed Plan; Plan PB2200 - Broadway Annex Proposed Elevations REV01; Plan PB2250 - Broadway Annex Proposed Sections REV01; Plan PG2200 - Proposed East Elevation; Plan PX200 - Site Location Plan; Plan PX201 - Location Plan and Site Key with Red Line Boundary REV01; Plan PX300 - Existing Site Plan; Plan PX320 - Proposed Demolition Site Plan REV01; Plan PX321 - Tree Protection and Removal Plan; Plan PX351 - Proposed Soft Landscaping Plan - REV2; Plan PX352 - Proposed Hard Landscaping Plan - REV2; Plan PX2000 - Proposed Site Plan - Ground REV2; Plan PX2006 - Proposed Site Plan - Roof - REV2; Plan PX2251 - Proposed Site Section CC - REV2; Plan PX2252 - Proposed Site Section FF - REV2; Plan PX2253 - Proposed Site Section KK - REV2; Plan PX2254 - Proposed Site Section LL REV01; Plan PX2255 - Proposed Site Section MM - REV2; Plan PX2256 - Proposed Site Section NN - REV2; Plan PX2258 - Proposed Site Section PP REV01.

The approved documents comprise:

Acoustic Report (Amended - September 2017 – Sandy Brown); Acoustic Report Update - Accompanying Statement (September 2017 – Sandy Brown); Air Quality Assessment (July 2017 – Sweco); Arboricultural Impact Assessment (July 2017 – Phlorum); Arboricultural Survey (July 2017 – Phlorum); Archaeology Assessment (July 2017 – CgMs); Basement Impact Assessment (July 2017 – Bradbrook); Covering Letter and Plan List (October 2017 – Collective Planning) Daylight and Sunlight Assessment (Rev02 [Version 4] July 2017 – Point Surveyors); Deliveries and Servicing Management Plan (July 2017 – TPHS); Design and Access Statement (October 2017 – Rev01 – Make); Energy Strategy and Sustainability Statement (Rev05 – October 2017 – Sweco); Flood Risk Assessment & Drainage Strategy + Wastewater Drainage Appraisal & SUDs Statement (July 2017 – Bradbrook); Flow and Pressure Investigation (August 2017 – Thames Water); Geo-environmental Desk Study (June 2017 – Capita); Geo-Environmental Statement on Ground Contamination (July 2017 – Bradbrook); Historic Building Report (Rev02 - July Plan (October 2017 – Donald Insall Associates); Japanese Knotweed Management Plan (July 2017 – Phlorum); Planning Statement (July 2017 – Collective Planning); Preliminary Ecological Appraisal (July 2017 – Phlorum); Privacy and Overlooking Statement (August 2017 - Make); Reptile Survey (July 2017 – Phlorum); Response to BRE Report on Privacy and Overlooking (November 2017 – Make); Structural Condition Survey (July 2017 – Bradbrook); Statement of Community Involvement (July 2017 - Newington); Travel Plan (July 2017 – TPHS); Transport Assessment (July 2017 – TPHS); Ventilation Statement (July 2017 - Sweco); Water Assessment (July 2017 – Sweco).

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

REASON: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3) PRE-COM Materials Samples (LBH Development Management)

Prior to the commencement of the development (excepting demolition works) precise details of the external materials to be used in connection with the development hereby permitted shall be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity. The details shall include samples of the type and shade of cladding, window frames and balcony frames, sample panels and brick types and a roofing material sample combined with a schedule of the exact product references. The details shall additionally include 3D images of materials alternatives where required.

REASON: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4) PRE-COM Hard and Soft Landscaping (LBH Development Management)

Prior to the commencement of the development (excepting demolition works), full details of both hard and soft landscape works shall be submitted in writing to and approved by the Local Planning Authority.

Details of hard landscaping works shall include:

- hard surfacing materials
- minor artefacts and structures (eg. furniture, refuse or other storage units, signs etc.)
- proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc)
- repairs and alterations to circular fountain and entrance arrangements on the Town Hall Square side of the building

Details of soft landscape works shall include:

- planting plans for all open spaces (including the Town Hall square)
- a full schedule of species of new trees and shrubs proposed to be planted
- written specifications (including cultivation and other operations) associated with plant and grass establishment;
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- bat and bird box measures; and
- an implementation programme.

The hard and soft landscaping shall be constructed in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following commercial

occupation of the Town Hall for community or hotel use. The approved hard landscaping details shall be implemented within 3 months of community or hotel use of the Town Hall (whichever occurs first).

REASON: to protect the amenity of the locality.

5) PRE-WORKS – Roof Extension Details (Historic England)

Prior to relevant extension works and notwithstanding any plan or document hereby approved, details of materials of the roof extension to the east roof of the Hornsey Town Hall shall be submitted in writing to and for approval by the Local Planning Authority. The details shall be submitted following consultation with Historic England. The roof extension shall be constructed in accordance with approved materials.

REASON: to protect the historic environment and the amenity of the locality.

6) COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)

Any new tree or plant on the development site (included re-located trees) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

REASON: to protect the amenity of the locality and the environment

7) COMPLIANCE – Landscaping – Replacement of Ceremonial Tree (LBH Development Management)

IN THE EVENT the Ceremonial Tree in the Town Square (T1 - Red Norway Maple on approved Plan L-501 REV2) dies during re-location hereby approved, or within 5 years of the date of re-location, a replacement Ceremonial Tree shall be planted in the Town Square following consultation with Amnesty International. The replacement tree shall be in a suitable location and a replacement ceremonial plaque shall be provided.

REASON: to protect the amenity of the locality and the environment

8) PRE-COM Tree Protection Method Statement (LBH Tree & Nature Conservation)

Prior to the commencement of the development, a Tree Protection Method Statement (TPMS), in general accordance with the Arboricultural Impact Assessment prepared by Phlorum dated July 2017 shall be submitted in writing to and for approval by the Local Planning Authority. In addition to details of tree protection methods, the TPMS shall additionally provide:

- a) The frequency of periodic inspections of the installed tree protection measured to be undertaken by the Consultant Arboriculturist during the development process.
- b) Confirmation all construction works within identified root protection areas (or areas that may impact on them) will be carried out under the supervision of the Consultant Arboriculturist.
- c) Details of a Japanese Knotweed Treatment programme in accordance with the document Japanese Knotweed Management Plan prepared by Phlorum dated July 2017.

The requirements of the TPMS shall be implemented as approved, maintained until the development works are complete, and any associated tree protection works shall be removed as soon as is practicable when no longer required.

REASON: To protect the amenity of the locality and the environment

9) PRE-DEM Tree Protection Site Meeting (LBH Tree & Nature Conservation)

Prior to any demolition on the application site, a Tree Protection Site Meeting shall occur between the senior Site manager, the Consultant Arboriculturist, the Council Arboriculturist and all relevant contractors. The meeting shall confirm all the protection measures in line with the approved Tree Protection Method Statement, and discuss any construction works that may impact on the trees. The meeting shall be documented and documentation shall be made available to the Local Planning Authority upon request.

REASON: To protect the amenity of the locality and the environment

10) PRE-DEM Inspection of Tree Protection Measures (LBH Tree & Nature Conservation)

Prior to any demolition on the application site, the installed tree protection measures as approved in the Tree Protection Method Statement must be inspected and approved in writing by the Council's Arboriculturist.

REASON: To protect the amenity of the locality and the environment

11) COMPLIANCE – Supervision of Root Protection Zones (LBH Tree and Nature Conservation)

All construction works within the Root Protection Areas or works that may impact on them, must be carried out under the supervision of the Arboricultural consultant.

REASON: to protect the amenity of the locality and the environment.

12) PRE-OCC F+B - Street Furniture Management Plan (LBH Development Management)

Prior to the use of the Broadway Annex or Town Hall for restaurant or café use, a Street Furniture Management Plan shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall outline provision, demonstrate suitable placement of outdoor seating and covering, allowing for pedestrian circulation, and propose high quality furniture in keeping with the historic environment. The Plan shall demonstrate a 'Secure by Design' approach to outdoor smoking areas. The outdoor seating shall be in accordance with approved details and maintained thereafter.

REASON: To protect the historic environment and local amenity.

13) PRE-OCC – Public Realm Lighting Strategy (LBH Development Management)

Prior to the use of the Town Hall as a hotel, a Public Realm Lighting Strategy shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall demonstrate that public lighting is bat sensitive in accordance with the Preliminary Ecological Appraisal (July 2017 – prepared by Phlorum). The strategy shall be implemented as approved and maintained thereafter.

REASON: To protect the environment.

14) PRE-AGW – Secure by Design Certificate (Metropolitan Police Service)

Prior to above grade works on the new build residential blocks, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers and that each building or such part of a Building can achieve accreditation. The development shall be carried out in accordance with the approved details and maintained thereafter.

REASON: To ensure safe and secure development and reduce crime.

15) COMPLIANCE - Hours of Operation - A3/A4 Uses (LBH Development Management)

The A3 and A4 uses 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.

16) PRE-OCC - Electric Vehicle Charging Points (Transport for London)

Prior to the occupation of the relevant part of the development, details of Electric Vehicle Charging Points (ECVPS) and passive electric provision shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) Location of active and passive charge points
- b) Specification of charging equipment
- c) Operation/management strategy
- d) Active (20% of spaces) and Passive (20% of spaces) provision

The development shall be carried out in accordance with the details so approved, shall be maintained as such thereafter and no change shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of adapting to climate change and to secure sustainable development.

17) PRE-OCC – Parking Management Plan (LBH Transportation)

Prior to any commercial, community or residential occupation of the development, a Parking Management Plan (PMP) shall be submitted in writing to and for approval by the Local Planning Authority. The PMP shall include details on the allocation and management of the on-site car parking spaces, including the wheel chair accessible car parking spaces to the front of the building, and the 5 commercial car parking spaces.

The PMP shall allocate residential car parking spaces in the following order (regardless of residential unit tenure):

- 1) Parking for the disable residential units [10% of the total number of units proposed (15 - wheelchair accessible car parking spaces)]
- 2) Family sized units 3+ bed units
- 3) 2 bed 4 four person units
- 4) other two bed units
- 5) one bed units and studios

The PMP shall be implemented as approved and maintained thereafter and no change shall take place without the prior consent of the Local Planning Authority.

REASON: To protect amenity and promote sustainable travel.

18) PRE-COM Construction Management Plan (CMP) and Construction Logistics Plan (CLP) (LBH Transportation)

Prior to the commencement of the development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted in writing to and for approval by the Local Planning Authority.

The Plans shall provide details on how construction work (including demolition) would be undertaken in a manner that minimises disruption to traffic and pedestrians on Harringey Park Road, Weston Road, Crouch End Broadway and the roads surrounding the site. The plans shall demonstrate that construction vehicle movements are planned and co-ordinated to avoid the AM and PM peak periods and include measures to safeguard and maintain the operation of the local highway network.

The CMP and CLP shall be implemented as approved and shall endure until the development hereby approved is complete.

REASON: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

19) PRE-OCC - Service and Delivery Plan (DSP) (LBH Transportation)

Prior to any residential, commercial or community use of the site, a full Service and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall demonstrate that all the refuse bins are located within 6 metres from the collection point. Refuse bins are not to be stored on the public highways for collection. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development. The plan shall be implemented as approved and maintained thereafter unless agreed in writing by the Local Planning Authority.

REASON: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

20) COMPLIANCE - Wheelchair Dwellings (LBH Development Management)

At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) in conformity with Design and Access

Statement, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure inclusive and accessible development

21) COMPLIANCE - Accessible & Adaptable Dwellings (LBH Development Management)

All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure inclusive and accessible development

22) COMPLIANCE - Noise from Plant and Associated Equipment (LBH Environmental Health – Noise)

Noise arising from the use of any plant and associated equipment shall not exceed the existing background noise level (LA90 15mins) when measures 1 metre external (LAeq 15mins) from the nearest residential or noise sensitive premises.

REASON: to ensure high quality development

23) PRE-COM AGW– Noise Assessment (LBH Environmental Health – Noise)

Prior to above ground building works, a Noise Assessment of the expected noise levels shall be submitted in writing to and for approval by the Local Planning Authority. The assessment shall be in accordance with BS4142:2014 'Methods for rating and assessing industrial and commercial sound'. The assessment shall propose mitigation measures to achieve the required noise level.

The plant shall thereafter be installed and maintained in accordance with the approved details for the duration of its use.

REASON: to ensure high quality development

24) PRE-OCC Internal Noise Levels within Residential Units (LBH Environmental Health – Noise)

Prior to the residential occupation of the development, details of noise testing shall be submitted in writing to and for approval by the Local Planning Authority. The testing details shall demonstrate:

- 1) The residential premises hereby approved have been designed in accordance with BS8233:2014' Guidance on sound insulation and noise reduction for buildings.
- 2) That the residential units attain the following noise levels:

Time	Area	Maximum Noise level
Daytime Noise 7am – 11pm	Living rooms and Bedrooms	35dB(A)
	Dining Room/Area	40dB(A)
Night Time Noise 11pm -7am	Bedrooms	30dB(A)

- 3) No individual noise events to exceed 45dB LAmax (measured with F time weighting) in bedrooms with windows closed between 23.00hrs - 07.00hrs.

The internal noise levels within residential units shall maintained in accordance with submitted details for the duration of the development.

REASON: To ensure high quality residential development

25) COMPLIANCE - Noise leakage from Assembly Hall and Use Class A4 (LBH Environmental Health – Noise)

The music noise level from the assembly hall shall not exceed 33dB (LAeq 15mins) when measures 1 metre external from the nearest residential or noise sensitive premises. No amplified sound shall be generated or permitted on the Town Hall roof terrace.

REASON: To protect the amenity of the locality

26) PRE-COM (Ventilation Details and NOx Filter Details – LBH Environmental Health)

Prior to commencement of the development, details of the supply air ventilation and NOx filters (including locations and management) must be submitted in writing to and for approval by the Local Planning Authority. The development shall be constructed in accordance with approved details and maintained thereafter.

REASON: to protect the future users from poor air quality.

27) COMPLIANCE – Surface Water Drainage (Thames Water)

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

REASON: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

28) COMPLIANCE – Public Sewer Crossings (Thames Water)

There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. (Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings). The applicant is advised to visit thameswater.co.uk/buildover.

REASON: To ensure access to public access to infrastructure

29) PRE-PIL – Piling Method Statement (Thames Water)

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

30) PRE-COM - Details of Flood Risk Attenuation Measures (LBH Drainage)

Prior to the commencement of the development full details of attenuation infrastructure shall be submitted in writing to and for approval by the Local Planning Authority. The attenuation measures shall demonstrate compliance with relevant London Plan standards in relation to greenfield run off rates. The approved details shall be implemented as approved and maintained thereafter.

REASON: To mitigate flood risk.

31) PRE-COM -Drainage Details – (LBH Drainage)

Prior to the commencement of the development details of the design, implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

32) POST-OCC – Confirmation of Energy Standards (LBH Carbon Management)

At least 6 Calendar Months following residential occupation of any part of the development, details confirmation that the energy efficiency standards and carbon reduction targets (including for PV Panels) set out in the Hornsey Town Hall Energy Strategy and Sustainability Statement, by Sweco, Revision 5 – October 2017, have been achieved shall be submitted in writing to and for approval by the Local Planning Authority. Details shall show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building.

REASON: to ensure sustainable development

33) COMPLIANCE - Carbon Offset Management Plan (LBH Carbon Management)

IN THE EVENT the Local Planning Authority provides written notification that details submitted to discharge the condition above demonstrate a failure of the development to achieve the energy efficiency standards and carbon reduction targets (including for PV panels) set out in the Hornsey Town Hall Energy Strategy and Sustainability Statement prepared by Sweco, Revision 5 dated October 2017, an Offset Management Plan shall be submitted in writing to and for approval by the Local Planning Authority within 3 Calendar months. The details shall demonstrate any shortfall should be offset at the cost of £2,700 per tonne of carbon, plus a 10% management fee. The offset payments shall be in accordance with the approved plan.

REASON: to ensure sustainable development

34) PRE-COM Combined Heat and Power Details (LBH Carbon Management and LBH Environmental Health)

Prior to the commencement of the development (excepting demolition) details of the Combined Heat and Power (CHP) facility and associated infrastructure shall be submitted in writing to and for approval by the Local Planning Authority. The detail shall include:

- a) location of the energy centre;

- b) specification of equipment;
- c) flue arrangement;
- d) operation/management strategy; and
- e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

The heat and hot water loads for the units on the site shall provide for no less than the total CO₂ reduction: Block A: 30.2%, Block B: 32.4%, and the Mews: 32.4%. The CHP system shall contribute a minimum of 75% of heat.

The details must demonstrate that the unit to be installed complies with the emissions standards as set out in the London Plan SPG Sustainable Design and Construction for Band B. The details shall also include a CHP Information Form.

The Combined Heat and Power facility and infrastructure shall be installed in accordance with approved details and maintained thereafter. The system shall be operational prior to the first residential occupation of the development, unless approved in writing by the Local Planning Authority.

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

35) PRE-COM Overheating Strategy – (LBH Carbon Management)

Prior to the commencement of the development (excepting demolition) an Overheating Strategy shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall include:

- 1) results of Dynamic Thermal Modelling (under London's future temperature projections) for all internal spaces
- 2) the standard and the impact of the solar control glazing;
- 3) details of space for pipe work designed to allow the retrofitting of cooling and ventilation equipment
- 4) details of appropriately insulated CHP pipework
- 5) passive design features
- 6) a mitigation strategy to overcome any overheating risk
- 7) details of the feasibility of using external solar shading and of maximising passive ventilation.

The development shall be constructed in accordance with the details approved and maintained thereafter.

REASON: To ensure sustainable development

36) POST OCC – Post Construction Certification BREEAM and Home Quality Mark (LBH Carbon Management)

6 Calendar Months following any residential occupation of the development, a Post Construction Certification (issued by an independent certification body) shall be submitted in writing to and approved by the Local Planning Authority. The submission shall demonstrate the approved development achieves a rating of BREEAM 2014 Refurb: Good and Home Quality Mark, 3 stars. The rating shall be maintained thereafter.

REASON: To ensure sustainable development.

37) COMPLIANCE – Remedial Works Plan BREEAM and Home Quality Mark (LBH Carbon Management)

IN THE EVENT the Local Planning Authority provides written notification that details submitted to discharge the condition above demonstrate a failure of the development to achieve the agreed ratings of BREEAM 2014 Refurb: Good and Home Quality Mark, 3 stars, as set out in the post construction certificate, a Remedial Works Plan (RWP) shall be submitted in writing to and for approval by the Local Planning Authority within 3 Calendar Months.

The RWP shall provide a full schedule and costings of remedial works required to achieve the agreed ratings. The remedial works shall be implemented in accordance with the approved plan OR the full costs of remediation (including management fees) shall be paid to the Council to an agreed schedule.

REASON: to ensure sustainable development.

38) PRE-COM – Chimney/Flue Height Calculations (LBH Environmental Health)

Prior to commencement of the development, details of all the chimney or flue height calculations, diameters and locations must be submitted in writing to and for approval by the Local Planning Authority. The development shall be constructed in accordance with approved details and maintained thereafter.

REASON: To protect local air quality and ensure effective dispersal of emissions.

39) PRE-COM – Site Investigation (LBH Environmental Health)

Prior to the commencement of the development (other than for investigative work):

a) Using the information contained within the Phase I desktop study (Capita, June 2017 [Ref: CS092859-PE-17-124-R] and Conceptual Model, a site investigation shall be carried out for the site. The investigation must be comprehensive enough to enable:-

- 1) a risk assessment to be undertaken,
- 2) refinement of the Conceptual Model, and
- 3) the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

40) PRE-OCC – Site Remediation (LBH Environmental Health)

Where remediation of contamination on the site is required and prior to the occupation of the development:

- 1) completion of the remediation detailed in the method statement in the Condition above shall be carried out; and
- 2) a report that provides verification that the required works have been carried out, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

41) PRE-COM – Air Quality and Dust Management Plan (LBH Environmental Health)

Prior to the commencement of the development, a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and

construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the London Plan SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

REASON: To protect local amenity and air quality.

42) PRE-COM – Consideration Construction Registration (LBH Environmental Health)

Prior to the commencement of the development, the site or Contractor Company shall register with the Considerate Constructors Scheme and details of registration shall be submitted in writing to and for approval by the Locally Planning Authority. The development shall be constructed in accordance with the Scheme for the duration of the construction of the development.

REASON: To protect local air quality and amenity.

43) COMPLIANCE – Machinery Emissions (LBH Environmental Health)

All plant and machinery to be used during the demolition and construction phases of the development shall meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions.

REASON: To protect local air quality.

44) PRE-COM – Consideration Construction Registration (LBH Environmental Health)

Prior to the commencement of the development, evidence of registration of all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be submitted to and approved by the Local Planning Authority. The evidence shall show registration online (at nrmm.london)

REASON: To protect local air quality.

45) COMPLIANCE – Machinery Inventory (LBH Environmental Health)

During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

REASON: To protect local air quality.

46) PRE-COM – Written Scheme of Investigation (Historic England – Archaeological Service)

No demolition or development shall take place until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the Local Planning Authority in writing. For land that is included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the historic environment.

47) PRE-OCC – Events/Local Area Management Plans – LBH Transportation

Prior to the use of the site for hotel/community (whichever occurs first) an Events Management Plan/ Local Area Management Plan (EMP/LAMP) shall be submitted in writing to and for approval the Local Planning Authority. The EMP/LAMP shall include the following

- a) Crowd management and dispersal including Stewarding
- b) Car park management plan
- c) Signage strategy to local transport interchange
- d) Shuttle bus strategy for local transport interchanges (Archways Station and Finsbury Park stations)

- e) Coach drop off and collection area to be identified and the appropriate traffic management orders secured.
- f) Additional Parking controls measures in and around the site
- g) Taxi collection strategy

The EMP/LAMP shall be implemented as approved and maintained thereafter, unless agreed in writing by the Local Planning Authority.

REASON: To ensure sustainable modes of transport.

48) PRE-OCC Cycle Parking Provision (LBH Transportation)

Notwithstanding any drawing or document hereby approved and prior to the residential occupation of the development, the applicant shall provide cycle parking provision in accordance with London Plan standards. Provision shall be in accordance with the 2016 London Cycle Design Standards and at least 5% of spaces should be able to accommodate either larger or adapted cycles. Provision shall be maintained thereafter.

REASON: to promote sustainable travel.

49) PRE-OCC – Hotel Management Plan (LBH Development Management)

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

REASON: To ensure high quality and accessible visitor accommodation

INFORMATIVES

1) Working with the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

2) Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

3) Hours of Construction Work (LBH Development Management)

INFORMATIVE: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

4) Party Wall Act (LBH Development Management)

INFORMATIVE: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

5) Numbering New Development (LBH Development Management)

INFORMATIVE: The new and converted development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

6) Asbestos Survey Where Required (LBH Environmental Health)

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

7) Written Scheme of Investigation – Suitably Qualified Person (Historic England)

INFORMATIVE: Informative Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

8) Deemed Discharge Precluded (Historic England)

INFORMATIVE: The condition in respect of a Written Scheme of Investigation related to the protection of heritage assets of archaeological interest is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

9) Composition of Written Scheme of Investigation (Historic England)

INFORMATIVE: Historic England envisages that the archaeological fieldwork in relation to the Written Scheme of Investigation would comprise the following:

Evaluation: An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The results of the evaluation should aim to inform the scope for any further archaeological mitigation. Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.

10) Disposal of Commercial Waste (LBH Waste Management)

INFORMATIVE: Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

11) Piling Method Statement Contact Details (Thames Water)

INFORMATIVE: The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

12) Minimum Water Pressure (Thames Water)

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

13) Paid Garden Waste Collection Service (LBH Development Management)

INFORMATIVE: Haringey now operates a paid garden waste collection service. The applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit: www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection

14) Sprinkler Installation (London Fire Brigade)

INFORMATIVE: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

15) District Energy Connection – Hornsey Library (LBH Carbon Management)

INFORMATIVE: The applicant is advised to liaise with the Hornsey Library prior to the discharge of relevant sustainability conditions to explore options for district energy between sites.

16) Designing out Crime Officer Services (Metropolitan Police Service)

INFORMATIVE: The services of Metropolitan Police Service Designing Out Crime Officers (DOCOs) are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

APPENDIX 1A – Listed Building Consent (LBC) Conditions – Hornsey Library (HGY/2017/2221)

1) LBC HORN-LIB - 3 Year Expiry (Historic England)

The works hereby permitted shall be begun before the expiration of 3 years from the date of this consent.

REASON: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) LBC HORN LIB - Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plan comprises drawing:

Plan PX320 - Proposed Demolition Site Plan REV01

The approved documents comprise:

Design and Access Statement (October 2017 – Rev01 – Make); Historic Building Report (Rev02 - July Plan (July 2017 – TPHS); Planning Statement (July 2017 – Collective Planning);

The demolition shall be completed in accordance with the approved plans and documents except where conditions attached to this Listed Building Consent indicate otherwise.

REASON: In order to ensure the development is carried out in accordance with the approved details and to protect the historic environment.

3) LBC HORN-LIB – Hidden Historic Features (Historic England)

Any hidden historic features which are revealed during the course of demolition shall be retained in situ. Works shall be immediately suspended in the relevant area upon discovery, and Local Planning Authority notified. Demolition shall remain suspended until the Local Planning Authority authorises resumption.

REASON: To protect the historic environment

**APPENDIX 1B – Listed Building Consent (LBC) Conditions – Town Hall
(HGY/2017/2222)**

1) LBC TOWN HALL - 3 Year Expiry (Historic England)

The works hereby permitted shall be begun before the expiration of 3 years from the date of this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

2) LBC TOWN HALL - Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawings:

Plan PA1018 - Town Hall Demolition Plan - Lower Ground Floor (West); Plan PA1019 - Town Hall Demolition Plan - Lower Ground Floor (East); Plan PA1020 - Town Hall Demolition Plan - Ground Floor (West); Plan PA1021 - Town Hall Demolition Plan - Ground Floor (East); Plan PA1022 - Town Hall Demolition Plan - First Floor (West); Plan PA1023 - Town Hall Demolition Plan - First Floor (East); Plan PA1024 - Town Hall Demolition Plan - Second Floor (West); Plan PA1025 - Town Hall Demolition Plan - Second Floor (East); Plan PA1026 - Town Hall Demolition Plan - Roof (West); Plan PA1027 - Town Hall Demolition Plan - Roof (East); Plan PA1220 - Town Hall - Demolition - Elevation 01 (West); Plan PA1221 - Town Hall - Demolition - Elevation 02 (North); Plan PA1222 - Town Hall - Demolition - Elevation 03 (East); Plan PA1223 - Town Hall - Demolition - Elevation 04 (South); Plan PA1224 - Town Hall - Demolition - Elevation 05, 06 and 07; Plan PA1272 - Town Hall - Demolition Section CC; Plan PA1275 - Town Hall - Demolition Section FF; Plan PA1277 - Town Hall - Demolition Section HH; Plan PA1900 - Town Hall Proposed Plans – Overview; Plan PA1998 - Town Hall Proposed Plan - Lower Ground Floor (West); Plan PA1999 - Town Hall Proposed Plan - Lower Ground Floor (East); Plan PA2000 - Town Hall Proposed Plan - Ground Floor (West); Plan PA2001 - Town Hall Proposed Plan - Ground Floor (East); Plan PA2002 - Town Hall Proposed Plan - First Floor (West); Plan PA2003 - Town Hall Proposed Plan - First Floor (East); Plan PA2004 - Town Hall Proposed Plan - Second Floor (West); Plan PA2005 - Town Hall Proposed Plan - Second Floor (East); Plan PA2006 - Town Hall Proposed Plan - Roof (West); Plan PA2007 - Town Hall Proposed Plan - Roof (East); Plan PA2200 - Town Hall - Proposed Elevation 01 (West); Plan PA2201 - Town Hall - Proposed Elevation 02 (North); Plan PA2202 - Town Hall - Proposed Elevation 03 (East); Plan PA2203 - Town Hall - Proposed Elevation 04 (South); Plan PA2204 - Town Hall - Proposed Elevation 05, 06 and 07; Plan PA2250 - Town Hall - Proposed Section AA; Plan PA2251 - Town Hall - Proposed

Section BB; Plan PA2252 - Town Hall - Proposed Section CC; Plan PA2253 - Town Hall - Proposed Section DD; Plan PA2254 - Town Hall - Proposed Section EE; Plan PA2255 - Town Hall - Proposed Section FF; Plan PA2256 - Town Hall - Proposed Section GG; Plan PA2257 - Town Hall - Proposed Section HH; Plan PA2790 - Town Hall - Existing and Proposed Plans - Panelled Room; Plan PA2792 - Town Hall - Proposed Internal Elevations - Panelled Room; Site Location Plan; Plan PX201 - Location Plan and Site Key with Red Line Boundary REV01; Plan PX300 - Existing Site Plan; Plan PX320 - Proposed Demolition Site Plan REV01; Plan PX321 - Tree Protection and Removal Plan; Plan PX351 - Proposed Soft Landscaping Plan - REV2; Plan PX352 - Proposed Hard Landscaping Plan - REV2; Plan PX2000 - Proposed Site Plan - Ground REV2; Plan PX2006 - Proposed Site Plan - Roof - REV2; Plan PX2251 - Proposed Site Section CC - REV2; Plan PX2252 - Proposed Site Section FF - REV2; Plan PX2253 - Proposed Site Section KK - REV2; Plan PX2254 - Proposed Site Section LL REV01; Plan PX2255 - Proposed Site Section MM - REV2; Plan PX2256 - Proposed Site Section NN - REV2; Plan PX2258 - Proposed Site Section PP REV01; Plan L-500 - Landscape Planting Plan G REV2; Plan L-501 - Landscape Tree Strategy F REV2;

The approved documents comprise:

Acoustic Report (Amended - September 2017 – Sandy Brown); Acoustic Report Update - Accompanying Statement (September 2017 – Sandy Brown); Air Quality Assessment (July 2017 – Sweco); Basement Impact Assessment (July 2017 – Bradbrook); Design and Access Statement (October 2017 – Rev01 – Make); Energy Strategy and Sustainability Statement (Rev05 – October 2017 – Sweco); Historic Building Report (Rev02 - July Plan (October 2017 – TPHS); Planning Statement (July 2017 – Collective Planning); Structural Condition Survey (July 2017 – Bradbrook); Travel Plan (July 2017 – TPHS); Transport Assessment (July 2017 – TPHS); Ventilation Statement (July 2017 - Sweco);

The Listed Building Works shall be completed in accordance with the approved plans and documents except where conditions attached to this Listed Building Consent indicate otherwise.

REASON: In order to ensure the development is carried out in accordance with the approved details and to protect the historic environment.

3) LBH TOWN HALL - Approval of Contracted Work (Historic England)

Prior to any works of demolition or alteration to the Town Hall, evidence of contract(s) for the carrying out of the completion of the entire scheme of works to the Town Hall shall be submitted to and accepted in writing by the Council as local planning authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

4) LBC TOWN HALL – Development Phasing (Historic England)

Prior to works of demolition of any buildings within the site or alteration to the Town Hall, a phased programme for carrying out the approved works to the Town Hall shall be submitted in writing to and for approval by the Local Planning Authority, in consultation with Historic England. The programme shall take into account the delivery of the new build elements of the scheme alongside the delivery of the repair, refurbishment and fit out of the Town Hall. The development shall be constructed in accordance with the approved programme, unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

4) LBC TOWN HALL – Works to Match Existing (Historic England)

All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

5) LBC TOWN HALL – Matching Brick to Existing (Historic England)

Any areas of new facing brickwork to the Town Hall shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

6) LBC TOWN HALL – Hidden Historic Features (Historic England)

Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and recording of the hidden historic features.

REASON: In order to safeguard the special architectural or historic interest of the building.

7) LBC TOWN HALL – Removal of Redundant Installations (Historic England)

All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building before the completion of the consented works to the Town Hall hereby approved, unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

8) LBC TOWN HALL – Building Fabric and Redundant Installations (Historic England)

In the event the removal of redundant plumbing, mechanical and electrical services and installations within the Town Hall reveals visual inconsistency in the appearance of the building fabric, the retained building fabric shall be made good with regard to material, colour, texture and profile of the existing building.

REASON: In order to safeguard the special architectural or historic interest of the building.

9) LBC TOWN HALL – Details of Relevant Works (Historic England)

Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun.

- a) Details of structural repairs, including relevant method statements;
- b) Details of all repairs and alterations to external windows, doors and associated ironmongery, including details of proposed secondary glazing and any acoustic and environmental upgrades to existing windows. Details shall include method statements;
- c) Details of repairs and alterations to panelling, decorative finishes and metalwork, including staircase balustrades, balconies and glazed screens. Details shall include method statements;

- d) Details of proposed works to entrance foyer spaces, including proposed new internal ramp;
- e) Details of proposed works to Council Chamber;
- f) Details of proposed works to Committee Room;
- g) Details of proposed works to Committee Room Corridor;
- h) Details of proposed works to Assembly Hall;
- i) Details of proposed works to all panelled rooms;
- j) Details of proposed repairs and alterations to circular fountain and entrance arrangements on the Town Hall Square side of the building;
- k) Samples of new facing materials to the Town Hall and the proposed new build elements, including the new external access route to the Assembly Hall foyer, the east wing roof extension and Block B;
- l) Details of proposed services, including plumbing, mechanical, electrical, data services. Details should include position, type and method of installation of services, as well as any associated risers, conduits, vents and fittings;
- m) Details of proposed lighting

The relevant work shall be carried out in accordance with such approved details

REASON: In order to safeguard the special architectural or historic interest of the building.

10) LBC TOWN HALL - Schedule of Historic Items and Salvage Strategy (Historic England)

Prior to the moving or removal of ANY historic item from or within the Town Hall, a full schedule of ALL historic items to be moved within or removed from the building shall be submitted in writing to and for approval by the Local Planning Authority, in consultation with Historic England. The schedule shall be accompanied by a Salvage Strategy, which is to include a methodology for removal, storage, reuse and disposal of historic items.

The handling of historic items shall be in accordance with the approved schedule and Salvage Strategy thereafter unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

11) LBC TOWN HALL - Structural Drawings and Method Statement (Historic England)

Prior to works of demolition or alteration to the Town Hall, structural engineers' drawings and a method statement, shall be submitted in writing to and for approval by the Local Planning Authority. The drawings and statement shall demonstrate the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction. The development shall be carried out in accordance with the approved drawings and method statement.

REASON: To protect the historic environment

12) LBC TOWN HALL – Securing of Interior Features Program (Historic England)

Prior to works demolition or alteration to the Town Hall, details of a program to secure interior features against loss or damage during building works (including potential theft during construction) shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be undertaken in accordance with approved details.

REASON: In order to safeguard the special architectural or historic interest of the building.

13) LBC TOWN HALL – Masonry Cleaning Program (Historic England)

Before any masonry cleaning commences, details of a masonry cleaning program and methodology shall be submitted in writing to and for approval by the Local Planning Authority in consultation with Historic England. The program shall demonstrate protection of internal and external surfaces. The cleaning program shall be undertaken in accordance with approved details.

REASON: In order to safeguard the special architectural or historic interest of the building.

14) LBC TOWN HALL – Heritage Management and Maintenance Plan (Historic England)

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

REASON: In order to safeguard the special architectural or historic interest of the building.

15) LBC TOWN HALL - Details of East Roof Extension (Historic England)

Prior to relevant extension works and notwithstanding any plan or document hereby approved, details of materials of the roof extension to the east roof of the Hornsey Town Hall shall be submitted in writing to and for approval by the Local Planning Authority. The details shall be submitted following consultation with Historic England. The roof extension shall be constructed in accordance with approved materials.

REASON: In order to safeguard the special architectural or historic interest of the building.

16) LBC TOWN HALL - Services Not Shown on Drawings (Historic England)

No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Council in consultation with Historic England.

REASON: In order to safeguard the special architectural or historic interest of the building.

17) LBC TOWN HALL - Appurtenances Not Shown on Drawings (Historic England)

No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Council in consultation with Historic England.

REASON: In order to safeguard the special architectural or historic interest of the building.

APPENDIX 1C – Listed Building Consent (LBC) Conditions – Broadway Annex (HGY/2017/2223)

1) LBC BW ANNEX - 3 Year Expiry (Historic England)

The works hereby permitted shall be begun before the expiration of 3 years from the date of this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 2) LBC BW ANNEX - Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawings:

Plan PB1020 - Broadway Annex Demolition Plan - Lower Ground and Ground Floor REV01; Plan PB1021 - Broadway Annex Demolition Plan - First Floor REV01; Plan PB1022 - Broadway Annex Demolition Plan - Second Floor REV01; Plan PB1023 - Broadway Annex Demolition Plan – Roof; Plan PB1220 - Broadway Annex Demolition Elevations REV01; Plan PB1270 - Broadway Annex Demolition Sections REV01; Plan PB2000 - Broadway Annex Proposed Plan - Lower Ground and Ground Floor REV01; Plan PB2001 - Broadway Annex Proposed Plan - First Floor REV01; Plan PB2002 - Broadway Annex Proposed Plan - Second Floor REV01; Plan PB2003 - Broadway Annex Proposed Plan; Plan PB2200 - Broadway Annex Proposed Elevations REV01; Plan PB2250 - Broadway Annex Proposed Sections REV01; Plan PG2200 - Proposed East Elevation; Plan PX200 - Site Location Plan; Plan PX201 - Location Plan and Site Key with Red Line Boundary REV01; Plan PX300 - Existing Site Plan; Plan PX320 - Proposed Demolition Site Plan REV01; Plan PX321 - Tree Protection and Removal Plan; Plan PX351 - Proposed Soft Landscaping Plan - REV2; Plan PX352 - Proposed Hard Landscaping Plan - REV2; Plan PX2000 - Proposed Site Plan - Ground REV2; Plan PX2006 - Proposed Site Plan - Roof - REV2; Plan PX2251 - Proposed Site Section CC - REV2; Plan PX2252 - Proposed Site Section FF - REV2; Plan PX2253 - Proposed Site Section KK - REV2; Plan PX2254 - Proposed Site Section LL REV01; Plan PX2255 - Proposed Site Section MM - REV2; Plan PX2256 - Proposed Site Section NN - REV2; Plan PX2258 - Proposed Site Section PP REV01; Plan L-500 - Landscape Planting Plan G REV2; Plan L-501 - Landscape Tree Strategy F REV2

The approved documents comprise:

Acoustic Report (Amended - September 2017 – Sandy Brown);
Acoustic Report Update - Accompanying Statement (September 2017)

– Sandy Brown); Air Quality Assessment (July 2017 – Sweco); Basement Impact Assessment (July 2017 – Bradbrook); Design and Access Statement (October 2017 – Rev01 – Make); Energy Strategy and Sustainability Statement (Rev05 – October 2017 – Sweco); Historic Building Report (Rev02 - July Plan (October 2017 – TPHS); Planning Statement (July 2017 – Collective Planning); Structural Condition Survey (July 2017 – Bradbrook); Travel Plan (July 2017 – TPHS); Transport Assessment (July 2017 – TPHS); Ventilation Statement (July 2017 - Sweco);

The Listed Building Works shall be completed in accordance with the approved plans and documents except where conditions attached to this Listed Building Consent indicate otherwise.

REASON: In order to ensure the development is carried out in accordance with the approved details and to protect the historic environment.

3) LBH BW ANNEX - Approval of Contracted Work (LBH Development Management)

Prior to any works of demolition or alteration to the Broadway Annex, evidence of contract(s) for the carrying out of the completion of the entire scheme of works to the Broadway Annex shall be submitted to and accepted in writing by the Council as local planning authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

4) LBC BW ANNEX – Development Phasing (LBH Development Management)

Prior to works of demolition of any buildings within the site or alteration to the Broadway Annex, a phased programme for carrying out the approved works to the Broadway Annex shall be submitted in writing to and for approval by the Local Planning Authority. The programme shall take into account the delivery of the new build elements of the scheme alongside the delivery of the repair, refurbishment and fit out of the Town Hall. The development shall be constructed in accordance with the approved programme, unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

5) LBC BW Annex – Works to Match Existing (LBH Development Management)

All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

6) LBC BW ANNEX – Matching Brick to Existing (LBH Development Management)

Any areas of new facing brickwork to the Broadway Annex (including extensions) shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

7) LBC BW ANNEX – Hidden Historic Features (LBC Development Management)

Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and recording of the hidden historic features.

REASON: In order to safeguard the special architectural or historic interest of the building.

8) LBC BW ANNEX – Removal of Redundant Installations (LBC Development Management)

All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building before the completion of the

consented works to the Broadway Annex hereby approved, unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

9) LBC BW ANNEX – Building Fabric and Redundant Installations (LBH Development Management)

In the event the removal of redundant plumbing, mechanical and electrical services and installations within the Broadway Annex reveals visual inconsistency in the appearance of the building fabric, the retained building fabric shall be made good with regard to material, colour, texture and profile of the existing building.

REASON: In order to safeguard the special architectural or historic interest of the building.

10) LBC BW ANNEX – Details of Relevant Works (LBH Development Management)

Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun.

- a) Details of structural repairs, including relevant method statements;
- b) Details of all repairs and alterations to external windows, doors and associated ironmongery, including details of proposed secondary glazing and any acoustic and environmental upgrades to existing windows. Details shall include method statements;
- c) Details of repairs and alterations to panelling, decorative finishes and metalwork, including staircase balustrades, balconies and glazed screens. Details shall include method statements;
- d) Samples of new facing materials to the Broadway Annex and the proposed new build elements, including rear extension.
- e) Details of proposed services, including plumbing, mechanical, electrical, data services. Details should include position, type and method of installation of services, as well as any associated risers, conduits, vents and fittings;
- f) Details of proposed lighting

The relevant work shall be carried out in accordance with such approved details

REASON: In order to safeguard the special architectural or historic interest of the building.

11) LBC BW ANNEX - Schedule of Historic Items and Salvage Strategy (LBH Development Management)

Prior to the moving or removal of ANY historic item from or within the Broadway Annex, a full schedule of ALL historic items to be moved within or removed from the building shall be submitted in writing to and for approval by the Local Planning Authority. The schedule shall be accompanied by a Salvage Strategy, which is to include a methodology for removal, storage, reuse and disposal of historic items.

The handling of historic items shall be in accordance with the approved schedule and Salvage Strategy thereafter unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

12) LBC BW ANNEX - Structural Drawings and Method Statement (LBH Development Management)

Prior to works of alteration to the Broadway Annex, structural engineers' drawings and a method statement, shall be submitted in writing to and for approval by the Local Planning Authority. The drawings and statement shall demonstrate the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction. The development shall be carried out in accordance with the approved drawings and method statement.

REASON: In order to safeguard the special architectural or historic interest of the building.

13) LBC BW ANNEX – Securing of Interior Features Program (LBH Development Management)

Prior to works of alteration to the Broadway Annex, details of a program to secure interior features against loss or damage during building works (including potential theft during construction) shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be undertaken in accordance with approved details.

REASON: In order to safeguard the special architectural or historic interest of the building.

14) LBC BW ANNEX – Masonry Cleaning Program (LBH Development Management)

Before any masonry cleaning commences, details of a masonry cleaning program and methodology shall be submitted in writing to and for approval by the Local Planning Authority in consultation with Historic England. The program shall demonstrate protection of internal and external surfaces. The cleaning program shall be undertaken in accordance with approved details.

REASON: In order to safeguard the special architectural or historic interest of the building.

15) LBC BW ANNEX– Heritage Management and Maintenance Plan (LBH Development Management)

Prior to the use of any part of the Broadway Annex for commercial or residential use, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council. The plan shall include a program for regular survey, repairs and maintenance of the building following completion of the development.

REASON: In order to safeguard the special architectural or historic interest of the building.

16) LBC BW ANNEX - Services Not Shown on Drawings (LBH Development Management)

No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Council in consultation with Historic England.

REASON: In order to safeguard the special architectural or historic interest of the building.

17) LBC BW ANNEX - Appurtenances Not Shown on Drawings (LBH Development Management)

No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings

hereby approved, or submitted to and approved by the Council in consultation with Historic England.

REASON: In order to safeguard the special architectural or historic interest of the building.

Haringey Quality Review Panel**Report of Chair's Review Meeting: Hornsey Town Hall**

Monday 6 November 2017

River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)

Hari Phillips

Attendees

John McRory	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey
Richard Truscott	London Borough of Haringey
James Hughes	London Borough of Haringey
Sarah Carmona	Frame Projects
Rebecca Ferguson	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaughton	London Borough of Haringey

Confidentiality

As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Project name and site address

Hornsey Town Hall, The Broadway, London, N8 9JH
Planning application reference: HGY/2017/2220

2. Presenting team

Doris Lam	Far East Consortium
John Ferguson	Collective Planning
Katy Ghahremani	Make Architects
Yuting Jiang	Make Architects

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of highly experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority's views

The site is located on the east side of the Crouch End Broadway and is 1.3 Ha in area. The key buildings on the site are the Hornsey Town Hall (statutory listed Grade II*), the Weston Clinic Building, and the Broadway House building (statutory listed Grade II). The site also contains green space (including the town square fronting the Hornsey Town Hall), and surface car parking.

The site has extensive planning history including previous permissions for the redevelopment of the site and change of use of the Town Hall (granted in 2010). Whilst the 2010 consent established the principles of the development, and the footprint of the new accommodation, officers suggest that the scheme presented should be considered on its own merits as informed by the previous consents.

A full planning application for the site was received by the council on 1 August 2017. Minor revisions to the proposal were received on 24 August 2017, following on from the deposit of the full planning application, primarily addressing the Mews Block and Broadway Annexe.

Since the previous review on 3 October 2017, some amendments to the overall massing have been made, in addition to the inclusion of 11 affordable residential units within the conversion section of the scheme.

5. Quality Review Panel's views

Summary

The Quality Review Panel warmly supports the proposals to restore and refurbish the Town Hall, and bring it back into positive use. It notes that the current proposals represent the absolute maximum that the site will support, and that in this regard, a high quality of development is required. The panel feels that (subject to some outstanding comments outlined below), it is able to offer broad support for the application.

The panel welcomes the adjustments to the massing that have been enabled by the reduction in floor-to-floor heights, in addition to the reconfiguration of the entry sequence to Block B. However, scope remains to further improve the quality and amenity of the design of the entrance, the internal circulation, and the 'edge' of Block B at ground level.

The panel remains to be convinced about the architectural expression of some elements of the proposals. As at the previous review, it feels that some further refinement could help achieve a calmer and more elegant counterpart to the existing buildings on site. Further details on the panel's views are provided below.

Massing and development density

- The panel welcomes the adjustments to the massing that have been enabled by the reduction in floor-to-floor heights, achieved following removal of comfort cooling within the residential blocks.
- It reiterates that the current proposals represent the absolute maximum quantum of development that the site will support, and in this regard, the panel notes that a high quality scheme is required, that will transform the site and its immediate environment.

Place-making, character and quality

- Further to the previous review, the winter view of the proposal from the eastern end of Haringey Park (Winter View 06 proposed) is now available. The panel notes that it would be useful to include an overlay wire-line view of the consented scheme to enable comparison of the relative impact on the street scene.
- The panel welcomes the additional detail in the landscape design of the Town Hall Square.
- It notes some concern around plans to utilise the grassed area for winter festivals, as it may cause high levels of damage to the turf. However, the panel understands that the location of the external power sockets will provide flexibility for festival events, either on the grassed areas or on the paved areas.

- The panel questions how the limited area of grasscrete parking within the site will be managed and enforced in order to avoid open parking by both residents and non-residents.

Scheme layout, access and integration

- The reconfiguration of the entry sequence to Block B is welcomed, allowing grade access into the main entrance of the block.
- However, scope remains to further improve the quality and amenity of the design of this entrance and the internal circulation, in terms of internal daylight levels, directness and simplicity of circulation, and generosity of the lobby area.
- Potential solutions for consideration could include reconfiguring the ground floor to bring the entrance and circulation core closer together by moving the entrance away from the corner of Block B, and placing it next to (or closer to) the core.
- Introduction of a window into the eastern end of the circulation corridor could also be explored to increase daylight levels internally.
- If the entrance to Block B is located away from the main north-south pedestrian route, it will be critical to ensure that the entrance (and approach) to Block B is attractive and visible, to aid legibility for residents and visitors.
- Despite the improvements that have been made to the lower levels of accommodation within Block B, the panel still feels that there would be significant benefit in removing the four units that remain at lower ground level. This would allow greater flexibility within the configuration of the building plan and of the public and private realms adjacent, through avoidance of problems associated with the external semi-basement 'well'.

Architectural expression

- The panel also remains to be convinced about the architectural expression of the proposals; it feels that some further refinement could help achieve a calmer and more elegant counterpart to the existing buildings on site. In this regard, the panel reiterates their comments from the review on 3 October 2017, included below.
- The panel welcomes the level of thought and analysis that has been undertaken within the design of the building elevations. It notes that detailed articulation of the facades includes inset reveals, banding and different brick bonds. The panel feels that the architectural expression of the new blocks of accommodation would benefit from a calmer approach, with perhaps a more limited palette of materials and construction detailing.

- This is particularly the case with Block A, which needs to visually ‘recede’ in relation to the Town Hall. The panel thinks earlier iterations of the design, with a larger proportion of brick, and less white brick and stone, was more successful in achieving this.
- The panel understands that using white elements within the roofline of block B helps mitigate the visual intrusion on the key view of the Town Hall. However, elsewhere the white elements could be used with greater simplicity, to highlight window openings, as seen in the existing buildings on and adjacent to the site.
- The quality of materials and construction, for example the bricks used, and the design of metalwork elements, will be essential to the success of the completed scheme. The panel would support planning officers in securing this through planning conditions.
- It notes that in order for an informed decision to be made about the choice of material elements within the façades of the different buildings on site, elevational drawings and/or three-dimensional graphic images will be required that illustrate the alternative compositional treatments. Consideration of material samples alone will not adequately illustrate the options available.

Next Steps

- The panel feels that (subject to the outstanding concerns outlined above), it is able to offer broad support for the application.
- The panel highlight a number of outstanding comments for consideration by the design team, in consultation with Haringey officers.
- It would strongly encourage the Council to establish clear heads of terms within the Section 106 agreement, to ensure guaranteed delivery of the wider public benefits as part of the development, each of which should be explicitly identified in a phasing plan.



Appendix: Haringey Quality Charter**Policy DM1 Delivering High Quality Design**

All development is required to be of a high standard of design and compatible with, and contributing to, the distinctive character and amenity of the local area. The Council expects proposals to be design-led, and will support proposals for new development that:

- a) make a positive contribution to a place, improving the character and quality of an area;
- b) relate positively to neighbouring structures, new or old, to create a harmonious whole;
- c) confidently address feedback from local consultation;
- d) demonstrate how the quality of the development will be secured when it is built; and
- e) is inclusive and incorporates sustainable design and construction principles.

Haringey Consultation Draft Development Management Policies DPD (2015)



MEETING NOTE

Development Management Forum - 10th July 2017 (7pm) – Hornsey Town Hall

A Development Management Forum for a development proposal at the Hornsey Town Hall was held on 10th July 2017 at the Earl Haig Hall in Crouch End.

This note is a summary of the meeting.

Attendance

74 individuals signed the attendance list on the evening. These attendees included 5 Councillors (Cllr Natan Doron, Cllr John Bevan, Cllr Clive Carter, Cllr Jason Arthur and Cllr Adam Jogee) and members of the pre-applicant's team and Haringey planning officers. A representative of the local media (Ham and High newspaper) was also in attendance. Attendees were advised that unrecorded questions (where the speaker was not speaking into the roving microphone) may not be captured in the note.

Summary of Issues

The key planning concerns highlighted at the meeting by residents were: the principle of the development, density and design, heights of new buildings, privacy/overlooking to adjoining occupiers, heritage issues, loss of trees and green space, increased pressure on local services, parking, accessibility and affordability of community uses within the Town Hall, affordable housing, and consultation issues.

More specifically, the issues and questions raised by local residents were as follows:

Design, Density and Building Height

- Is the developer's assessment of the scheme's location as 'Urban' in relation to the London Plan Density Matrix appropriate?
- Why is the hotel use not included in the developer's density assessment?
- Will the hotel be converted to conventional residential use in the future, and will this lead to a higher density scheme?
- The footprint of the site is too small for the amount of development and the scheme represents over-development. The massing of the new build blocks is visually unappealing.
- Is the separation distance from Block A to the Prime Zone Mews sufficient?
- The height of Block A is excessive.
- Will the development set a new precedent in terms of building heights? Will Block B be highest building in Crouch End?
- Will the scheme be a gated development?

Local Services

- The scheme will put pressure of local services (including local schools, transport, health care, waste collection and other infrastructure)

- A local Community Infrastructure Levy (CIL) spend of 15% is insufficient and most CIL money collected will be spent in Tottenham.
- CIL will not specifically address pressure on local services, including health care, transport, and schools and there is a disconnect between the release of CIL money and any specific planning permission.

Heritage Issues

- The Town Hall is in a state of disrepair and is on Historic England's 'At Risk' register – something needs to be done with the Town Hall.
- Has the 20th Century Society been consulted on the scheme?

Community Use

- Has the arts operator for the Town Hall been appointed?
- Will the arts operator control access to the public areas of the Town Hall and will these be restricted during private events?
- Clarity around the definition of community use is required.
- The local community has been surveyed and a very small percentage of survey respondents wanted a hotel in the Town Hall.
- Plans do not reflect the full extent of hotel use within the Town Hall and this use will predominate when the community use is in operation.
- Assembly Hall space will only be for private use, not local residents.
- Is the proposed Community Use agreement subject to market conditions?
- Will the proposed Community Use Agreement be made public before signature?
- The Community Use Agreement should have covenants to ensure local groups can afford to use the space and to control insurance provision.

Green Space

- The proposed design of the Town Hall Square is not child friendly
- The Town Square contains too much hardscape.
- The Local community does not want historic features reinstated.
- Has the bench design for the Town Square been retained from previous versions of the scheme?
- Will the design preclude the use of the Town Square by the Crouch End Festival?
- The 3 options for the Town Square presented at the drop in sessions were all unsuitable.

Parking and Traffic

- The parking proposed is insufficient.
- Parking in the local area is limited and already over-subscribed.
- How will on site residential parking spaces be controlled and managed?
- Pre-booked pick up and drop off for the hotel at the main access to the Town Hall will be difficult to manage and generate noise and traffic along Hatherly Gardens.
- Who will be controlling access to the wider site during events?
- Development will result in increased air pollution and noise from car traffic to Prime Zone Mews.

- Loss of parking to the rear of the Hornsey Library will result in increased on street parking.
- Developer's Transport Consultant has not considered the high usage of the Hornsey library car park.
- What guarantee is there that a permit-free scheme will be maintained in the future and how will this be monitored?
- Concerns regarding volume and duration of construction traffic.
- Which access will be used for construction access? When will a Construction Management Plan (CMP) come forward?
- Future residents will be able to evade the local CPZ controls, as the CPZ only operates for a short period during the day.
- Will the hotel operate mini-buses during events?

Affordable Housing

- How many affordable units will be offered in the scheme?
- What is a viability assessment?
- The local community does not want Crouch End to be 'socially cleansed' and a luxury housing development is not wanted.
- Any shared ownership units will be lost to the private sector (due to rapid 'staircasing') and development should incorporate social rented units instead.

Amenity to Adjoining Occupiers

- Block A will impact privacy to the first and second storeys of Prime Zone Mews, and properties on the south side of Weston Park.
- Will the scheme give rise to overlooking/privacy issues to properties along Weston Park, Haringey Park and Prime Zone Mews?
- The roof top bar will result in noise impacts to the local area.
- The separate access to the Assembly Hall will result in noise and anti-social behaviour. The community sought to limit access in this area approximately 10 years ago.
- Will a curfew/limit to hours of use for the rooftop bar be in place?
- How will air pollution from the proposed car park be prevented?
- The development will contravene the EU Convention on Human Rights as the right to quiet enjoyment of adjoining properties will be precluded.

Trees

- What will happen to the existing trees along the site boundary with the Prime Zone Mews?
- Will the Conservation Area protection for existing trees be maintained following re-development?

Consultation/Verified Views

- The verified views were taken in the summer when the development would be screened by trees.
- A verified view was not taken from Prime Zone Mews.

- The CGI's are not an accurate representation of the development.
- The information presented in the agenda was not accurate in relation to the developer presentation (the number of units was not accurate).
- The date of the DM Forum will not allow for changes before deposit of the application in late July.
- What is the process once the planning application is submitted?
- Why did a representative of FEC not attend the DM Forum?
- How long will the consultation period be?

Other

- Will the employment offer (i.e. café) in the scheme incorporate internship opportunities for local young people?
- How many high skilled local jobs will be provided by the hotel? The re-development of the Town Hall will displace current higher value employers.
- The details supporting the 2010 scheme were inaccurate.
- Will the DM Forum comments be tabled and presented to Planning Sub-Committee Members?
- Will the developer's assessments (i.e. air quality assessment) be independent?
- Officers should be providing advice to the local community to assist them in stopping the planning application.
- Officers should meet with members of the local community.

Towards the end of the Forum, a speaker requested that the number of people supporting the scheme raise their hands. Two attendees raised their hands. The same speaker then requested the number of people opposing the scheme raise their hands. The majority of attendees raised their hands. Numerous people also declined to raise their hands.

Cllr Jason Arthur also addressed the Forum at close of the meeting. He noted the developer needs to more clearly address why a hotel use would work in Crouch End. He noted the developer also needs to clearly articulate why the delivery of an Arts Centre will benefit the local area and Haringey as a whole. The Councillor was also of the view more specifics on affordable housing, local transport and privacy need to be provided and then local support for the proposal may increase. He noted a lack of detail on viability at this stage is part of the planning process.

The meeting closed at 9pm.

JH 18/7/2017

APPENDIX 4 – INTERNAL CONSULTEES

INTERNAL CONSULTEE	COMMENT	OFFICER RESPONSE
LBH Waste Management	<p>Further to your request concerning the above planning application I have the following comments to make:</p> <ul style="list-style-type: none"> - Wheelie bins or bulk waste containers must be provided for household collections. - Bulk waste containers must be located no further than 10 metres from the point of collection. - Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary. - If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required. - Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours. - All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them. - If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access. - Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes. - Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required. <p>Other comments as follows:</p> <p>This proposed application will require adequate provision for refuse and recycling off street at the front of the property. I would like to confirm that space must be provided for the following and the management of the placement of bins on collection day must be as stated in the application provided.</p> <p>Bins must be placed no further than 10 meters from the waste collection vehicle and vehicles must be able</p>	<p>Comments Noted. Waste issues are addressed in Section 6 of the report.</p>

APPENDIX 4 – INTERNAL CONSULTEES

	<p>to enter and exit the site using forward motions only.</p> <p>Guidance for this application has been highlighted above and below.</p> <ul style="list-style-type: none"> • 24 x 1100L Euro bins for refuse • 15 x 1100L Euro bins for recycling • 10 x 140L Food waste bins • 146 x Food waste kitchen caddy's <p>Arrangements will need to be made to ensure waste is contained at all times. Provision will need to be made for storage of receptacles within the property boundary not on the public highway. The waste collection point will need to be at the front of the property from Hornsey Town Hall N8 on the estate itself. Commercial waste will need to be stored separately from residential waste. The business owner will need to ensure that they have a cleansing schedule in place and that all waste is contained at all times.</p> <p>Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.</p> <p>The above planning application has been given a RAG traffic light status of AMBER for waste storage and collection as although it would seem consideration has been made in relation to storage and collection the below points are still unclear.</p> <ul style="list-style-type: none"> • Waste receptacles will need to be within 10 Metres pulling distance of collection vehicle. • There needs to be allocation of the above receptacles for residential use alone. • Commercial waste is stored separately and collection arrangements are made separately so as no confusion is made on collection days. • Food waste storage will need to be 140L capacity receptacles. 	
LBH Economic Development	<p>Thank you for providing us the opportunity to comment on the outline planning application related to the Hornsey Town Hall at The Broadway N8. Below are our comments from an economic development perspective.</p>	<p>Comment Noted. The principle of the</p>

APPENDIX 4 – INTERNAL CONSULTEES

	<p>We reiterate that the Council places great importance on creation of:</p> <ul style="list-style-type: none"> o workspace provision. o number and range of job and training opportunities that can be made available to local people. <p>We understand that the former Town Hall has largely been vacant or underused in employment terms for many years. The proposed development is likely to generate overall more jobs and a wider range of jobs including entry-level job particularly in the hospitality/catering sector. The potential provision of co-working space - although somewhat limited - is welcomed in light of the office market demand trend for creatives and those in the media/digital-related sector.</p> <p>To support this sector, the Council requires new developments/redevelopments to provide ultrafast infrastructure and connections. (Developers should therefore include appropriately designed ducts/risers/access points to their sites and across their sites).</p> <p>If planning consent is to be granted, we would like the developer to work closely pre-and post-construction, with the Haringey Employment & Recruitment Partnership (HERP) – which incorporates partners such as Haringey Council, Jobcentre Plus, and the College of Haringey, Enfield and North East London to address training and skilling issues identified in the Haringey Growth Strategy.</p>	<p>hotel use and the economic contribution of the proposal are addressed in Principle and Hotel Quality section of the report.</p>
LBH Principal Conservation Officer	<p>Planning Prepermission and Town Hall Listed Building Consent</p> <p>BACKGROUND:</p> <ol style="list-style-type: none"> 1. Hornsey Town Hall is a grade II* building within the Crouch End Conservation Area. The building forms part of a group of civic structures that include the Broadway Annexe (grade II), Broadway House (grade II) and the Hornsey Library (grade II). The Town Hall square is an open space that forms the centre piece of this group of civic buildings in the heart of Crouch End Broadway. 2. The applicant, in support of the application, has submitted a Design and Statement and a Historic Building report. I have reviewed these documents from a conservation point of view along with other planning documents and have considered the impact of the development in accordance with the Council's statutory duty as per Planning (Listed Buildings and Conservation Areas) Act, 1990. I have been also involved in the pre-application discussions. There have been previous applications to secure the use of the 	<p>Comment Noted. The conservation impacts of the proposal are addressed in the heritage section of the report.</p>

APPENDIX 4 – INTERNAL CONSULTEES

	<p>building along with additional development on site- HGY/2010/0500 approved in December 2010 and further variations in 2013 (HGY/2013/0694; HGY/2013/1384 and HGY/2013/1383).</p> <p>COMMENTS:</p> <p>Assessment of Significance:</p> <p>Hornsey Town Hall</p> <p>3. Hornsey Town Hall was designed by the New Zealand architect R H Uren in 1935. It forms the centre piece of a Civic square flanked by the Gas Board (Broadway House, grade II) and Electricity Board Showroom (Broadway Annexe, grade II). Uren was a RIBA Architecture medal winner and this was the first town hall in Britain modelled on Dudock's seminal Town Hall at Hilversum. The building was an important influence on others build subsequently. The building is grade II* listed and hence has higher significance nationally as only 6% of all listed buildings are grade II*.</p> <p>4. The building was to be the new home for Metropolitan borough of Hornsey, replacing the one in Highgate. The building combined the International modernist style with the English Arts and Craft style with excellent display of craftsmanship evident in both exterior and interior features of the building.</p> <p>5. The building is two storeys with an 'L' shaped footprint, built in handmade pinkish bricks with stone dressings, flat roofs and stone coped parapets. The narrower wing to the south side has a setback flat roof and both the Assembly Hall and the Council Chambers have hipped tile roofs. A tall rectangular tower marks the junction of the two wings. The main block has long first floor windows with bronze bars and guards and bronze balcony to 3 central windows. On the ground floor, a wide triple entrance with rusticated brickwork is flanked by plain windows. The tower has a large door with carved stone surround below a copper-grilled window with bronze hood. To the rear, there are round-cornered canopies to entrances flanking the stair tower which has curved full-height window with glazing bars.</p> <p>6. Interior decoration and furnishing were all custom designed as part of the original conception and much is still preserved including: floor surfaces; wall cladding; columns; doors, light-fittings; imperial main stair with decorative openwork metal balustrade; and inlaid wood-panelled walls (with clocks), cupboards, and bookcases to Borough Engineer's Office, Room 108, former Mayor's Parlour and Committee Room. Council Chamber retains original seats and desks, set in half-round.</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>7. Overall, the building's significance is high and is derived from the following values as per Historic England's 'Conservation Principles, Policies and guidance':</p> <ul style="list-style-type: none"> • Evidential Value: High quality surviving interiors of an architectural style and period (high). • Historical Value: Municipal centre of Hornsey from 1935 until 1965 and thereafter a place of local entertainment (high). • Aesthetic Value: High architectural interest as a combination of Internal Modern style and Arts and Crafts with excellent craftsmanship displayed externally and internally. The building became a pioneer of its type in England for years to come (high). • Communal Value: Association with R H Uren and general association with the locals as a place for ceremonies and public events (high) <p>8. Despite being an extremely important asset to the borough, the building unfortunately has, since 2000, been on the Historic England's 'At Risk' Register. Its condition is described as 'Poor' and there has been a general lack of investment towards the maintenance and upkeep of the building. Although interim uses such as Hornsey Arts Centre, work spaces and artist studios have helped to provide some monetary assistance towards immediate repairs, there is a backlog of more comprehensive repair works to the building.</p> <p>Setting of Hornsey Town Hall</p> <p>9. The building's setting also adds considerably to its significance. The forecourt includes a public square with its original Uren designed circular fountain with the Gas Board (Broadway House, grade II) and Electricity Board Showroom (Broadway Annexe, grade II) flanking either side of it. This forms a distinct centrepiece within the otherwise Victorian and Edwardian town centre.</p> <p>10. To the rear, the post-war modernist Library building (grade II) forms another dimension of the Civic setting of the town hall along Haringey Park. Beyond that the residential hinterland characterised by late Victorian and Edwardian terraces forms the wider setting of the building. The immediate setting however is compromised by the tarmac and the now demolished rear annexe building. This was a pre-fabricated porta-cabin block that detracted from the setting of the building. The site now lies empty with a plinth structure still remaining.</p> <p>11. The Clinic building is located to the north eastern corner of the site, built in 1932. The building is Edwardian in style with red brick and stone dressings. Whilst not listed in its own right it is considered to have modest aesthetic significance that contributes positively to the setting of the Town Hall. The building</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>was agreed to be demolished as part of the previous application. Crouch End Conservation Area</p> <p>12. The Crouch End Conservation Area is centred on the Crouch End town centre that includes the Broadway and contains the former Hornsey Town Hall, associated Civic buildings and Hornsey Central Library. The clock tower provides the town centre with a notable and memorable landmark.</p> <p>13. Crouch End Town Centre forms the retail, commercial and social core of the conservation area. Its street pattern has a very distinctive and broadly consistent late Victorian and early Edwardian character and appearance, interrupted by a few later infill buildings. The urban pattern is that of fine grain two and three storey terraces with shops on the ground floor and either residential or commercial accommodation above. Building materials vary but the most common are red brick with contrasting stone and stucco, often in horizontal stripes, used elaborately.</p> <p>14. Paragraph 4.3 of the Crouch End Conservation Area Appraisal (Adopted 2010) states “The two notable landmarks that contribute significantly to the identity of Crouch End Town Centre are the tower of the former Town Hall and the Clock Tower. The public square to the west of the former Town Hall is an important, but currently underused, undervalued and poorly designed civic open space in a key position at the centre of The Broadway.” Its further states in paragraph 4.20 “The public square was originally formed to set back the Town Hall from the street frontage to give it some dignity in a formal setting and to provide parking spaces. Although the parking spaces were later removed the space currently does little to enhance the setting of the surrounding listed buildings because its layout makes it difficult to use as a unified space.”</p> <p>15. Paragraph 4.14 of the same document states “The otherwise continuous retail frontage is interrupted mid-way by the public square around which are grouped the former electricity and gas showrooms and the former Town Hall, that form a group of statutory listed former civic buildings of considerable townscape value. Paragraph 4.15 also states “The rear of the Town Hall site is generally in relatively poor condition with areas of parking and garages for the Library to the south of the Town Hall.”</p> <p>16. It is clear that the appraisal acknowledged the townscape importance of the civic buildings within its town centre but also highlighted the underused and unkempt nature of the Town square as well as the rear car park, that detract from the setting of this important group. It could therefore be concluded that the civic buildings including the town hall are significant in their contribution to the character and appearance of the conservation area, whereas the rear car park and the town hall square are areas that would need</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>enhancement.</p> <p>17. Additionally, referring to the Weston Clinic, paragraph 4.26 states “This building is of architectural merit and makes a positive contribution to the group of municipal buildings in this part of the conservation area”. Its contribution was recognised but was agreed to be demolished as part of the previous application.</p> <p>18. Overall, it is concluded that the significance of the civic buildings including the Clinic make a positive contribution to the conservation area and that there is scope of enhancement within the car park and the public square. Demolition:</p> <p>19. Similar to the previously approved application, this proposal too seeks the demolition of the Clinic building. This building has modest significance but would enable the comprehensive delivery of proposed master plan that would include two residential blocks to the rear of the Town Hall. This loss is regrettable as the building does have some value and contributes positively to the conservation area. However, given the previous approval for demolition and the current proposal, I agree that the scheme would be heavily compromised if this building were to be retained. The demolition would cause modest harm to the conservation area and the setting of the listed building. However, this harm would be inevitable in order to deliver the scheme. The impact of the demolition has been discussed in detail in the relevant section below.</p> <p>Proposed development</p> <p>20. As stated before, the Town Hall has been on the ‘Risk’ register since 2000. The proposed scheme intends to deliver a sustainable future use of the building including its restoration and conversion. In addition, two residential blocks are proposed to the rear to facilitate the refurbishment of the building and the site and to bring them back to new uses.</p> <p>Town Hall proposals</p> <p>21. The scheme would entail the conversion of the town hall to a mixed-use building, comprising café/restaurants, a hotel, a performance space and co-working offices, with community uses in the principal spaces including the Foyer, the Assembly Hall, the Council Chamber, the Committee Rooms and the Mayor’s Parlour.</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>22. There are firstly, interventions relating to the permeability and accessibility of the building. These are proposed to be resolved in the following manner:</p> <p>a. Insertion of lifts, ramps and passenger lift: This would be to the benefit of the future users making the building more accessible. The locations have been chosen carefully in order to cause minimum harm to the fabric of the building. The ramp to the front leading from the square into the Town Hall will allow the uses within the Town hall to spill out to the wider area. Whilst some minor harm would be caused due to loss of some historic fabric, this will be outweighed by the benefits of the new uses and enhanced accessibility.</p> <p>b. Dropping cill heights of windows of the ground floor west wing facing the ‘square’: This scheme proposes to install doors on the dropped cills to facilitate uses and activities between the Town Hall and the Square and connect the West Wing to the public realm. This will lead to some loss of historic fabric and minor alteration to the overall composition of the building. However, the foundation stone would be retained and the cill height of the end window would be remain as original. This will retain the general symmetry of the elevation. The minor harm would be mitigated by ensuring that the design of the new doors respects the fenestration pattern of the windows and by facilitating the new uses and activities within the west wing.</p> <p>c. Provision of doors from the Town Hall Lobby into works space areas: Similar to above, this will facilitate the accessibility of the building without causing harm to the fabric of the building and will be considered as an enhancement.</p> <p>23. With regards to the Assembly Hall, the proposals include introduction of two new performance spaces with bleacher seating to the rear. The first floor performance space will be accessed from the committee rooms and could also be used as a cinema room for small screenings. This would require a small part of the wall in the committee room corridor to be demolished and a roof light to be raised. Given the improvement on the functionality and accessibility of this space and the limited harm caused to the significance of the building, the proposal would be acceptable. Overall the uses and alteration proposed for the Assembly Hall are considered in keeping with the historic character and aesthetic of the building and would provide a much needed sustainable use for this vast space. The proposals would cause minor harm to the historic fabric but would be considerably outweighed by the repair works and new uses and would be acceptable.</p> <p>24. In addition, the condition survey gives further recommendations on the repair of the building such as extensive repairs to the Assembly Hall roof and further works to the internal fabric of the building in general. This include repair of the 1930s original security grills to the assembly hall entrance. These works</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>are essential for the repair and refurbishment of the Town Hall and do not involve any alterations to the fabric but localised like for like repair works. As such these works are acceptable subject to further details and methodology statement which should be conditioned.</p> <p>25. The works also propose upgrading of the original windows with introduction of slimline double glazing or secondary glazing. This is especially required within the Assembly Hall and the Council Chambers to increase the acoustic performance of these spaces and to ensure that any future functions do not disturb neighbours. As such the proposal is acceptable in principle but would need to be further assessed based on additional details and methodology and should be conditioned. From a conservation point of view, preference would be secondary glazing.</p> <p>26. The conversion of the eastern wing of the building to a Hotel use is acceptable in principle. The new arrangement of hotel rooms will follow the historic plan form. This is considered to be an improvement on the 2010 approved proposals as it would allow the retention of the original ‘corridor’ style layout. Whilst the works would require considerable works in terms of repositioning and removal of existing partitions, the overall layout is proposed to remain the same with original joinery, ironmongery and other features to repaired, reused and reinstated. As such the overall proposal would lead to considerable heritage benefits and would be acceptable.</p> <p>27. The scheme also proposes to remove the 1970s extension and replace it with extensions on both sides of the stair well. These extensions are carefully designed for the use of the Hotel. This was also approved in 2010 and therefore is acceptable in principle. The insertion of this roof level extension would cause some harm however, as this would impact the overall architectural composition of the building. It is considered that the removal of the existing temporary roof extension is a considerable heritage benefit that would outweigh the harm. In order to mitigate the harm further, the stepped elevation of the original design should remain distinctly visible and that the new extensions should be built in contrasting materials such as glass or a different coloured brick. This should be conditioned.</p> <p>28. Overall, the scheme is considered to be an improvement on the consented 2010 proposal in the following way:</p> <ol style="list-style-type: none"> Greater public access to the building by conversion to a hotel and co-working office than to residential use; Greater degree of community use, for example to rooms such as the Mayor’s Parlour which was not included as part of the consented scheme; 	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>c. Removal of harmful elements of the consented scheme, such as new balconies subdividing the internal walls of the assembly hall;</p> <p>d. Greater degree of restoration of lost features;</p> <p>e. A more sensitive approach to retaining plan form and features of interest in the more ordinary 1930s parts of the building;</p> <p>f. A more sensitive approach to the public realm fronting the Broadway, including retaining the 1930s fountain in-situ and creating a new scheme inspired by the original design.</p> <p>29. It is considered that the scheme is an improvement to that approved in 2010 and that the proposal would enable the sustainable use of the building and its repair that would enhance its significance.</p> <p>Town Hall Square proposals</p> <p>30. Proposals relating to the Town Hall Square includes the repair of the original fountain designed by Uren and re-landscaping of the area to allow for a greater level of activities in and around the Town Square. These have been designed so that the activities are conducive to the prevailing uses within the town centre and the Broadway. This would enhance the setting of the Town Hall, the listed buildings flanking the square as well as the character and appearance of the conservation area.</p> <p>Residential development</p> <p>31. The proposed new residential development follows on from the previously approved scheme in terms of the layout, footprint and positioning. However, these blocks are now taller by at least two storeys and this additional massing has been fully assessed as part of the application from a conservation point of view.</p> <p>32. Block A, similar to previous scheme, features four linked pavilions laid out parallel to the site's eastern boundary. The layout allows pedestrian access from Haringey Park and Weston Park, with primary vehicular access from Haringey Park. This enables greater permeability of the site. The architectural form takes its cues from the adjacent residential areas with use of two different types of bricks and pre-cast stone. The details continue on the rest of the site to relate to the rear façade of the Library and Block B. The architectural detailing has been carefully designed taking hints from the Victorian and Edwardian detailing within the wider conservation area. As such the overall architectural language as well as layout is considered to be well thought out and of high quality and would be acceptable in principle.</p>	
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	<p>33. Unlike the approved scheme, however, the massing of Block A is now increased from four to seven storeys creating a taller element in the central section of the block. At seven storeys, the block is considered to be a ‘taller’ building that is likely to dominate the setting the rear of the Town Hall and the Library. The flank elevation of Block A, with the greater height, would be visible from Haringey Park and is likely to compete with the front elevation of the grade II Listed Library. However, given the relatively large and civic scale of the Library and the Town Hall, and the distance from the block, the impact is considered to be less and would not harm the immediate surrounding of these listed buildings.</p> <p>34. Block A would also be visible from various views within the conservation area that is characterised primarily with two and three storey terraces. It essentially introduces a more urban scale within the ‘residential hinterland’ to the town centre and civic centre of the Broadway. As such, the block’s relationship with the immediate surrounding in terms of massing is considered to be poor and would cause harm to the character and significance of the conservation area. The NPPF paragraphs 132-134 require an Authority to “give great weight to the asset’s conservation” and to assess the degree of harm as ‘substantial’ or ‘less than substantial’. The NPPG gives further understanding of the two categories and imply that “in determining whether works to a listed building {or heritage assets} constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.” It further goes on to state that “It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.”</p> <p>35. The degree of harm has been assessed as per the NPPF and NPPG and it is considered that the proposed development would not cause total loss of the conservation area’s significance or its setting and thus is quantified as ‘less than substantial’ as per NPPF.</p> <p>36. Block B, similar to the approved scheme, is located immediately east of the eastern wing of the Town Hall. The rear of the eastern wing of the Town Hall is considered to be less significant than the western part of the rear elevation and as such the positioning of the block at this location is considered to be acceptable in principle. However, at seven storeys, Block B would result in a dominant form of massing that would detract from the immediate setting of both the Town Hall and Library. Following previous concerns raised, the massing of the block, whilst still seven storeys, has been reduced so that it is no longer visible from the front of the Town Hall when viewed from the Broadway. To the rear, the block’s close proximity to the Library means that the block will dominate, and therefore harm, the setting of the Library building too. As per paragraph 34 above, the harm has been assessed under NPPF paragraphs 132- 134 and as per the NPPG. It is considered that the proposed development will not cause total loss of significance of either of the two buildings or their setting. Therefore the harm is quantified to less than</p>	
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	<p>substantial..</p> <p>37. In respect of the wider conservation area, the positioning of Block B is such that its impact would be lesser on the character and appearance of the area and would not cause harm to it.</p> <p>38. In comparison, it is considered that the increased height of proposed blocks A and B of the scheme would cause greater level of harm than that envisaged in the scheme approved in 2010. On the other hand, the retention of the corridor layout in the southern part of the Town Hall and the lesser degree of interventions in the Assembly Hall and the Town Hall Square are greater heritage benefits in comparison with the approved scheme.</p> <p>Assessment of Impact</p> <p>39. The Town Hall lost its original use a while ago and unfortunately has been under meanwhile uses for some time. This has caused slow decay of the interiors of the building especially the most significant spaces such as the Assembly Hall and the Council Chambers. To ensure its sustainable future, innovative new uses that comply with contemporary needs and standards would be required and is likely to require a level of intervention.</p> <p>40. Having considered all the works proposed including the details of repair works, it is considered that the overall works relating to the repair and conversion of the Town Hall building are in keeping with its character and significance. Whilst the works would cause minor localised harm, the conversion would unlock the potential of this large building and ensure its long term use. The most significant spaces within the Town Hall will remain in public use and access and would therefore enhance its understanding and appreciation. The hotel use would further ensure the building's sustainable use and allow for the original layout of the eastern wing to be retained. The panelled rooms would be incorporated within the hotel use, allowing for their appreciation and understanding.</p> <p>41. It is clear that the primary objective of the proposal is to achieve the refurbishment and conversion of the Town Hall, whilst preserving the significance and setting of this and related buildings; both to secure the future use of the building and to allow for the overdue repair works that would enable the building to be removed from Historic England's 'At Risk' register. The new use would bring community uses to the building whilst allowing the Hotel to remain in commercial use and generate the income to run the Town Hall that would sustain the use and function of the building.</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>42. Overall the conversion and refurbishment programme for the Town Hall is considered to be an enhancement to the significance of the Town Hall and would outweigh the minor localised harm caused to the historic fabric of the building. The new uses would also activate the building and the spaces to the rear and front and would enhance the character and appearance of the conservation area. It would be therefore acceptable from a conservation point of view.</p> <p>43. In order to achieve this outcome, the scheme has proposed a facilitating residential development to generate capital to achieve the refurbishment works and the enhancement of the public realm. Similar to the approved application, the current scheme proposes to demolish the Clinic building and introduce two new residential blocks to the rear of the Town Hall.</p> <p>44. The delivery of the new residential block would necessitate the demolition of the Clinic building located at the northern corner. This building is considered to positively contribute to the character and appearance of the conservation area as well as the setting of the listed building. As such, its demolition would cause a modest degree of harm to the heritage assets. It is considered that this harm is inevitable in order to deliver the scheme and as such the harm is justified as per the requirement of NPPF paragraph 132. The heritage benefits of the wider regeneration of the site will outweigh this modest harm (less than substantial as per NPPF 134) and would be acceptable in the instance.</p> <p>45. Unlike the approved scheme, however, the current scheme proposes a greater quantum of development leading to the higher blocks that are deemed to cause less than substantial harm to the character and appearance of the conservation area as well as the setting of the listed buildings. As per the statutory duties and NPPF policies, this harm would need to be balanced against any heritage benefits.</p> <p>46. Paragraph 134 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, such harm should be weighed against the public benefits of the proposal, including its optimum viable use. This should be read in conjunction with the first part of paragraph 132, which states that when considering the impact of a proposal on the significance of a designated heritage asset, “great weight” should be given to the asset’s conservation. This wording reflects the statutory duty in sections 16 (2), 66(1) and 72(1). Paragraph 132 also states that “Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”</p> <p>47. In the Barnwell Manor case, the Court of Appeal held that in enacting section 66(1) (and section 16</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>(2)), Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration but “considerable importance and weight” when carrying out the balancing exercise. This gives rise to a strong statutory presumption against granting planning permission for development which would cause harm to the settings of listed buildings. Even where the harm would be “less than substantial” the balancing exercise cannot ignore the overarching statutory duty imposed by section 66(1) and section 16 (2).</p> <p>48. There is no doubt that the refurbishment and conversion of the Town Hall, its increase community use and the enhancement to its setting is a considerable heritage benefit, one that would enhance the significance of the listed building as well as the conservation area. The redevelopment of the rear and public realm improvements would further enhance the setting of the heritage assets including the grade II listed Haringey Library and the Crouch End Conservation Area. There are also no doubts that both Blocks A and B have been designed carefully with sensitive architectural detailing and high quality materials which would also improve the setting of the heritage assets to a certain degree. However, the scale and massing of the blocks are considered to be ‘taller’ and not in keeping with the character of the area and are considered to cause harm to the setting of the listed buildings as well as the character and appearance of the conservation area.</p> <p>49. Having given “special regard to the desirability of preserving” the setting of the two listed buildings and the character and appearance of the conservation area as per council’s statutory duty under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (as altered); it is my conclusion that the proposed massing of blocks A and B would not wholly preserve the special character of the heritage assets and would, as set out above, cause less than substantial harm. As per paragraph 132, the applicants have justified this harm on the basis of viability of the uses and the delivery of the whole scheme.</p> <p>50. As per NPPF 134, I have given great weight to the less than substantial harm caused, and assessed the harm against the public benefits of the proposal, including its optimum viable use. I consider that the heritage benefits owing to the refurbishment of the Town Hall, its sustainable future use, improvement in public realm within the immediate setting and the high quality design of the new development would be considered to outweigh the less than substantial harm caused by the scale and massing of the development. On balance, therefore, the proposal would therefore be acceptable.</p> <p>51. It is extremely important, however, that the delivery of the Town Hall is phased and closely tied in with the delivery of the residential development so that appropriate capital required to undertake the works</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>to the Hall can be generated from the sale of the residential blocks. This should be agreed legally as part of a Section 106 agreement.</p> <p>CONCLUSION:</p> <p>52. As per discussion above, I conclude that on balance, the heritage benefits do outweigh the less than substantial harm caused by the increased massing of Blocks A and B on the setting of the Town Hall (II*) and Library (II) as well as the character and appearance of the Crouch End conservation area.</p> <p>53. If minded to approve, the Council should refer to the conditions requested by Historic England and include them as part of any consents or permissions.</p> <p><u>BROADWAY ANNEX</u></p> <p>BACKGROUND:</p> <p>1. Broadway Annexe is a grade II listed building within the Crouch End Conservation Area forming part of a group civic buildings designed around a central open space, known as the Town Hall Square. Hornsey Town Hall is a grade II* building that forms part of a group of civic structures that include the Broadway House (grade II) and the Hornsey Library (grade II). The Town hall building is subject to a separate listed building consent and planning permission to allow for its conversion and refurbishment as part of the wider regeneration of the civic square.</p> <p>2. The applicant, in support of the application, has submitted a Design and Statement and a Historic Building report. I have reviewed these documents from a conservation point of view along with other planning documents and have considered the impact of the development in accordance with the Council's statutory duty as per Planning (Listed Buildings and Conservation Areas) Act, 1990. I have been also involved in the pre-application discussions. There have been previous applications to secure the use of the Town Hall building along with additional development on site and the refurbishment of the Broadway Annexe - HGY/2010/0500 approved in December 2010 and further variations in 2013 (HGY/2013/0694; HGY/2013/1384 and HGY/2013/1383).</p> <p>COMMENTS:</p> <p>Assessment of Significance:</p>	
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	<p>3. Shortly following the construction of Hornsey Town Hall by the New Zealand architect R H Uren in 1935, additional utilities offices were erected on either side of the Town Hall forecourt. Formerly known as Electricity and Gas Showrooms (Broadway Annexe and Broadway House respectively) these buildings were also constructed in brick with stonework details by Ayers, and formed a pleasing inter-war composition with the Town Hall as its dominant centrepiece.</p> <p>4. The Electricity Showrooms to the north of the forecourt were built on the site of 26 The Broadway by Slater, Moberly and Uren in 1937-39, and incorporated the former telephone exchange building. The applicant's Historic Building Report, section 2.2.3 states that 'The principal elevation featured Ayers's stone detailing at the principal entrance bay, as well as banding, sills, lintels and coping in Portland stone. A long range of showroom windows were placed at the west end of the ground floor facing the forecourt, while the remaining fenestration complemented the design of the town hall building. Internally the building featured a circular foyer, large showroom and demonstration room with stage at the ground floor, and offices at the upper floors.'</p> <p>5. The building is divided into two sections- the Electricity Supply Showroom (western block) and the Telephone Exchange (eastern block). The rear elevation of this building is utilitarian comprising two number of two storey blocks, both faced in red brick. The ground floor of the former the Telephone Exchange has been entirely modernised by the insertion of dropped ceilings which cut across windows and by glazed partitions. The first and second floors have also been modernised with some historic features such as cornice and architrave still retained. These are of simple design and of limited interest.</p> <p>6. The west block links to the telephone exchange with a circular foyer, creating a 'knuckle' between the two blocks. Here, its original 1930s finishes remain, as does its main terrazzo staircase beyond. The office spaces within the west block largely retain their 1930s configuration, however, these are very utilitarian spaces and other than the door ironmongery, no interesting features or fittings. The ground floor of the west block is also modernised and has lost most of the original features and contains a restaurant.</p> <p>7. Overall, the building's significance is medium and is derived from the following values as per Historic England's 'Conservation Principles, Policies and guidance':</p> <ul style="list-style-type: none"> • Evidential Value: Partly surviving interiors of an architectural style and period (medium). • Historical Value: Associated with the municipal centre of Hornsey from 1935 until 1965 (medium). 	
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APPENDIX 4 – INTERNAL CONSULTEES

	<ul style="list-style-type: none"> • Aesthetic Value: Medium interest as forming a group with the Town Hall and of a similar architectural language (medium). • Communal Value: Association with R H Uren and general association with the locals as a civic centre (medium) <p>8. The building also forms a group along with the Town Hall and contributes to the significance of the civic square within the conservation area. As such the building also contributes positively to the character and appearance of the conservation area.</p> <p>Proposed development</p> <p>9. As stated above, the building already contains a restaurant within western block. The scheme proposes an additional restaurant to the east block at ground floor level. This will allow for an active frontage along this edge of the Town Hall Square, increasing activities within the area.</p> <p>10. The upper level would be converted to residential flats. This will require a higher level of intervention and refurbishment but these would be considered to be in keeping with the building and are acceptable. The works would ensure that the building is made safe with all asbestos removed.</p> <p>11. The works also require an additional floor in the loft space. Given the limited interest of the space and lack of surviving architectural detailing the conversion would not cause any harm to the significance of the building. The new use would ensure the longevity of the building and sustain its use for the future.</p> <p>Assessment of Impact</p> <p>12. It is considered that the overall works relating to the repair and conversion of the Broadway Annexe will enhance the significance of the building and not cause any harm to it. In coming to this conclusion I have given “special regard to the desirability of preserving any features of special architectural or historic interest which it (the building) possesses” and its impact on the setting of other listed buildings as well as the character and appearance of the conservation area, as per council’s statutory duty under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (as altered). In my opinion the proposed works would not cause any harm to the heritage assets or their setting and would be acceptable from a conservation point of view.</p> <p>Conditions:</p>	
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	<p>13. The following conditions should be attached:</p> <p>a. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.</p> <p>b. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Prior to the resumption of works in the relevant area of the building, the developer shall await the Local Planning Authority's written instructions concerning the retention and/or proper recording of any relevant feature(s).</p> <p>c. Prior to the commencement of relevant works, a detailed schedule of works and methodology for all new works and repair and/or reinstatement works to the historic fabric including, staircase, plastering, doors, architraves, windows, glass, joinery, metal and paint work as well as any masonry work should be submitted to be to the Council for further consideration.</p> <p>d. Prior to the commencement of the relevant works, details and specifications for asbestos removal, mechanical ventilation, services, proposed fire protection and sound insulation should be submitted to the Council for further consideration.</p> <p>Hornsey Library</p> <p>1. The proposal is for demolition of an electric sub-station and an energy centre which are within the curtilage of the building. These structures are later and do not contribute to the setting of the listed building or the conservation area. The demolition is proposed to enable the development of the residential scheme and provide a new through route to West Park. This was also approved as part of the previous application. The demolition would not cause harm to the conservation area and the setting of the listed building. The impact of the demolition has been discussed in detail in the relevant section below.</p> <p>2. It is considered that the proposed demolition works would not cause harm to the setting of the listed building or the conservation area. In coming to this conclusion I have given "special regard to the desirability of preserving any features of special architectural or historic interest which it (the building) possesses" and its impact on the setting of other listed buildings as well as the character and appearance of the conservation area, as per council's statutory duty under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (as altered). In my opinion the proposed works would not cause any harm to the heritage assets or their setting and would be</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	acceptable from a conservation point of view.	
LBH Transportation Group	<p>The proposed site is located in an area with a Medium Public Transport Accessibility Level (PTAL 3), the site is served by 6 bus routes (41,91, W3, W5 and W7) which provides good connectivity to Archway Underground and Finsbury Park, bus, rail and underground station. The site has a number of vehicular and pedestrian access, with vehicular access via Haringey Park, Western Park and Hatherley Gardens, pedestrian access is also via the above roads and via Crouch End Broadway. The site falls within the Crouch End “A” controlled parking zone (CPZ), which operates Monday to Friday between 10:00am – 12:00noon and provides some on-street parking control.</p> <p>The area surrounding the site has been identified as suffering from high car parking pressures which has significant adverse effect on residential amenity". This has been confirmed by numerous car parking surveys, which have been conducted in the local area. The applicant has conducted car parking surveys which were conducted on Wednesday 28th June and Thursday the 4th July 2017, the results of the surveys concluded that the on street car parking stress was approximately 93% in the surveyed area. The site currently has planning permission, planning application number HGY/2010/0500 for the refurbishment of the Town Hall to provide a range of uses including (B1, D1, A3 and A4) and redevelopment of the car park to the rear of the building to provide a total of 123 residential units comprising (35x1, 61x2, 20x3 and 4x4 bed units) including the provision of 47 car parking spaces at basement level and associated cycle storage.</p> <p>The current planning application is proposing to: Refurbishment and change the 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 and associated car parking at basement level; alterations and landscaping improvements to the town hall square and open spaces and provision of long stay and short stay cycle parking.</p> <p>The applicant's transport consultant Transport Planning and Highways Solution (TPHS) has produced a transport assessment in support of the proposed application, it is to be noted that as the site already has planning permission and the impact of the existing planning permission has already been assessed and</p>	<p>Comments noted. Transportation issues are addressed in the Transport and Highways section of the report.</p>

APPENDIX 4 – INTERNAL CONSULTEES

	<p>considered acceptable subject to conditions and S.106/S.278 obligations, we will only be considering the impacts of the addition trips and parking demand generated by the development proposal and the impact on the local highways and transportation network in relation to the current base situation, (parking conditions and traffic on the local network and impact on the local bus routes).</p> <p>In relation to the current scheme and the 8,003sqm of non-residential floor space proposed, the applicant is proposing that the floor spaces will be utilised by four different land uses, Hotel, community, employment and café/restaurant. These four uses and the 146 residential units will form the basis of our assessment of the proposed development.</p> <p>Using sites from the TRCIS trip forecast database the applicant has predicted that the proposed development would generate a total of 92 in/out persons trip rates during the Am park period and 91 in/out persons trip rate in the Pm peak period, with a total of 897-day trips for the residential aspect of the development.</p> <p>The applicant has used the journey to work information from the (Haringey Super Output area 034B) which suggest that the residential aspect of the development would only have a 20% car mode share. We have considered that the car mode share is low, however, as the development proposal will be car capped with only 45 car parking spaces proposed for the 146 residential units which is 0.31 car parking spaces units per unit. In addition, whilst the TA seeks to rebalance the car mode share we have considered that the 20% car mode share represents the worst case scenario and the assessment should have been based on the worst case scenario.</p> <p>The hotel trip generation is based on 2,998sqm (67 rooms) will generate some 15 in/out trips during the Am peak periods, 38 in/out persons trips during the Pm peak periods and 549 persons trips over the day, it is to be noted that as car parking spaces are not being provided for the hotel, the majority of the trips will be by sustainable modes of transport, the modal split data suggest that 36.49% of visitors will travel to the site by underground and 34.82% will walk. We have considered that the walking mode share is too high and is not fully representative of the actual mode share as whilst they may arrive at the development walking, most of these trips will be by bus, this is similar to the underground trips, considering the proximity of the underground station to the development the majority of the trips to the site will be via one of the bus routes linking the site to Finsbury Park and Archway underground station.</p> <p>Community use Trip generation is based on 3,653 sqm, the use is based on a community arts-based use, art galleries/ museums/ exhibitions/ cinemas, community centres, exhibition centres and theatres. The proposed floor spaces would have a capacity to accommodate up to 1,154 persons, this represents the</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>worst case scenario and will form the basis of the assessment. It is to be noted that the majority of the trips will occur outside the Am peak periods, however some of the arrival will overlap with the evening peak period. This is the element of the proposal which is likely to generate the majority of the trips to the site and the potential displaced parking demand onto the local highways network as only disable car parking spaces will be available for this element of the development. The Transport Assessment has not provided a worst case assessment for a day time event, including events such as a conference or wedding. We will require the developer to provide an event management plan to mitigate the impacts of the trips generated by this element of the proposal, this must be secured by a S.106 agreement.</p> <p>Co-working space of 588sqm, the trip rates presented in the transport assessment are lower than expected however we have considered that as this element of the proposal will not have any access to off street car parking spaces other than disable car users on a pre-arranged basis, hence the majority of the trips will be by sustainable modes of transport.</p> <p>Café/ Restaurant trip generation, of 794 sqm both in the Town Hall and in the Broadway Annex, we agree with the Transport Assessment that given the town centre nature of the development a number of these trips will be linked trips (50%), it is to be noted that the majority of these trips will take place outside the Am and PM peak hours, the TA has suggested a local car mode share for theses trip however considering the location and the public transport accessibility level, we have considered that a higher percentage will be as car drive/ car passengers.</p> <p>In summary the TA has proposed that the development proposal will generate a total of 3,434 persons trips over a day 7am-7pm with 122 in/out persons trip during the Am peak periods and 479in/out persons trip during the PM peak periods. The car mode share is assumed to be low give that car parking spaces will be restricted on site, this is a reasonable assumption however in order to achieve the proposed modal spit changes will be required to the existing control parking zone, both in relation to the extent of coverage and the operational hours. We will therefore require that applicant to contribute a sum of £60,000 (sixty thousand pounds) towards the consultation and implementation of parking control measure in the local area surrounding the site.</p> <p>The development proposal will result in a significant increase in the number of bus trips, we have some concerns in relation to the cumulative impacts of the trip generation from the residential and commercial aspect of the development and the existing background demand during the evening peak, as although the TA assumes that only 13.31% of trips will be by bus, given the proximity of the rail and underground station from the development the majority of the rail and underground trips will be use bus, hence the bus</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>modal split could be up to 75.48%, give the potential overlap with the evening peak periods. Transport for London TfL is seeking a financial contribution (£,000000) towards providing additional capacity on the W7 bus route, we have considered that as the trips will be distributed across four bus routes (41, 91, W3 and W7), and larger events will have to be supported by shuttle bus service. We have considered that there will be sufficient capacity of accommodate the additional trips generated by the development.</p> <p>The applicant is proposing to provide a total of 45 car parking spaces for the 146 residential units which equates to 0.31 car parking spaces per unit, we have considered that given the residential development will be car capped the parking proposed is acceptable, we will require the car parking spaces to be allocated byway of a parking management plan which allocates parking in order of the following priority:</p> <ol style="list-style-type: none"> 1) Parking for the disable residential units 10% of the total number of units proposed (15- wheel chair accessible car parking spaces) 2) Family sized units 3+ bed units 3) 2 bed 4 four person units 4) two bed units 5) one bed units and studios. <p>It is to be noted that 20% of the total number of car parking spaces must have active electric charging points, with a further 20% passive provision for future conversion, this must be secured by condition, details of which must be submitted for approval before the development is occupied.</p> <p>The applicant is proposing to provide a total of 243 secure shelter cycle parking spaces for the long-term residential cycle parking in Block A (129 cycle parking spaces and Block B (82 cycle parking spaces). The cycle parking will be distributed around the development, within the under croft of Block A and within the basement of Block B. The number of cycle parking spaces proposed for Block A is slightly below the London Plan cycle parking space requirements which requires a total of 133 cycle parking spaces. The cycle parking for the Annex building and the Mews development will be located in the ground floor of the Annex Building and provides a total of 32 cycle parking spaces, the cycle parking provision for the Annex and mew residential developments are in line with the London Plan. In summary the total residential cycle parking is short by 4 cycle parking spaces in Block A, however considering the scale of the development it is difficult to sustain an objection on these grounds we will however require a condition securing the correct numbers of cycle parking spaces for Block A in line with the London Plan, in addition the cycle parking spaces should be designed and implemented in line with the 2016 London Cycle Design Standard.</p> <p>The applicant is proposing to provide a total of 27 long stay commercial cycle parking spaced to the reared</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>of the Town Hall for all the commercial activities, and 63 short stay cycle parking spaces dispersed in and around the new public square. We have considered that subject to detailed design and the above condition the cycle parking provision is acceptable.</p> <p>The applicant is proposing changes to the highways layout which includes changes to the highways network on Haringey Park including the removal of the crossover, reconstruction of the footways and construction of new vehicular access to the development, new enter treatment on Weston Park, these works will have to be secured by way of the S.278 agreement, the cost of these works have been estimated at (£). The design of the scheme on The Broadway will need further input from the engineering team as we need to ensure that the interface between the private and public highways is clearly defined and the bus stop accessibility measure proposed by TFL are incorporated in the final scheme. In addition, currently the space to the front of the Town Hall is accessible to the public and is currently the responsibility of the Council as the Corporate Landlord, we will need assurance in relation to the future maintenance and management of the space, as it provides public access 24 hours a day, this will have to be secured by the S.106 agreement.</p> <p>TfL taxi, has requested that dedicated taxi provide as part of the development proposal, we have considered that given the constraints of the site and residential nature of the roads surrounding the site, the implementation of a dedicated taxi drop off/ pick up bay is not possible, as it would impact on the bus stop on the Broadway and Hetherley Gardens access should be restricted to disable car parking access and essential servicing only, given the residential nature of the road. We have also considered that taxis can drop off can collect from the Broadway.</p> <p>Refuse collection:</p> <p>In relation to the refuse collection the applicant has provide a vehicle swept path analysisist which demonstrates that a refuse vehicle can enter and leave the site in forward gear via Haringey Park, the applicant will be required to produce a Deliver and Service Plan in consultation with the Councils refuse contractor. The plan must ensure that all the refuse bins are located within 6 metres of the refuse truck on a collection day. In addition, the Plan must include location for the storage and collection of commercial refuse, refuse bins are not to be stored on the public highways for collection. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development and reduce the numbers of trips to and from the site.</p> <p>In summary, it is to be noted that planning permission has already been granted for this site with a similar</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>level of development the trips generated by this development will generate a similar level of trips, however this development proposal is seeking to change the modal split to reduce the number of trip by car which is in line with the Council's Local Plan Policy SP7 and Development Management DMPD, DM32, with the enhancement of the existing Crouch End CPZ's to mitigate against the traffic generated by the development in the critical peak periods combined with travel plan measures geared towards minimising car-dependency, which can be achieved through planing/ highways obligations, consequently the transport and highways authority would not object to this application, subject to the following conditions and S.106/S.278 obligations:</p> <p>1. The applicant enters into a S.106 agreement which contributes towards the enhancement of the Crouch End CPZ 's. The applicant will be required to pay the sum of £60,000 (sixty thousand pounds) before development commence on site. Reason: To mitigate against any potential increase traffic and car parking demand and to improve the conditions for pedestrians and cyclists at this location.</p> <p>2. Enters into a S.106 agreement that "The residential unit is defined as 'car capped' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £2000 (Two thousand pounds) towards the amendment of the TMO for this purpose. Reason: To encourage the use of sustainable travel modes at this location.</p> <p>3. A residential travel plan must be secured by the S.106 agreement, as part of the detailed travel plan, we will require the following measure to be included as part of the travel plan in order to maximise the use of public transport:</p> <p>a) The developer must appointment of a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives.</p> <p>b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident.</p> <p>c) Establishment or operate a car club scheme, which includes the provision of 2 car club bays and two cars with, two years' free membership for all residents and £50.00 (fifty pounds in credit) per year for the first 2 years.</p> <p>d) We will also like to see Travel Information Terminals erected at strategic points within the development.</p> <p>e) The applicants are required to pay a sum of, £3,000 (three thousand pounds) per travel plan for</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>monitoring of the travel plan initiatives.</p> <p>Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>4. A commercial Travel Plan” is secured by S.106 agreement the travel plan should include:</p> <ul style="list-style-type: none"> a) an appointed travel plan co-coordinator who must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually. b) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team. c) The developer is required to pay a sum of £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans; this must be secured by S.106 agreement. d) Provide cycle parking in line with the London Plan and review cycle parking provision annually as part of the travel plan and provide additional cycle parking facility if required. e) Provide public transport information with ticking (electronic or paper) where possible and on the website. <p>Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>5. The applicant will be required to provide an event management plan/ local area management plan which includes the following information:</p> <ul style="list-style-type: none"> a) Crowd management and dispersal including Stewarding b) Car park management plan c) Signage strategy to local transport interchange d) Shuttle bus strategy for local transport interchanges (Archways Station and Finsbury Park stations) e) Coach drop off and collection area to be identified and the appropriate traffic management orders secured. f) Additional Parking controls measures in and around the site g) Taxi collection strategy <p>Reason: To reduce car ownership and trips generated by car, and increase travel by sustainable modes of transport.</p> <p>6. The applicant enters into a S.106 to provide a Public Space Access and Management Plan for the</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>public space to the front of the development from the Broadway which is currently accessed by the public and from part of the public realm, details on servicing and maintenance must be provided. Reason: to ensure pedestrian safety via/ privately managed public accessible spaces which from part of the not private development to ensure that the spaces is maintained and is accessible to pedestrians at all times.</p> <p>7. The applicant enters into a S.106 to pay (£) to Transport for London towards providing additional capacity on the W7 bus route and other bus routes and other service serving the site. Reason: To mitigate the impacts of the addition bus trips generated by the site and to promote travel by sustainable modes of transport.</p> <p>8. Enters into a S.278 agreement, under the Highways Act 1980, for: the enhancement of footway and implementation of new vehicular on Haringey Park and conversion of the vehicular access in Weston Road. The cost of the works has been estimated at £ ().</p> <p>Reason: To facilitate access to the development by vehicles and pedestrian, and to enhance the existing walking environment on around the site to facilitate for the additional pedestrian movements. Pre-commencement Conditions</p> <p>1. The applicant will be required to provide the correct number of cycle parking spaces in line with the Further alteration to the London Plan in addition the cycle parking spaces should be designed and implemented in line with the 2016 London Cycle Design Standard, Reason: To comply with the Further Alteration to the London Plan and the London Cycle Design Standard.</p> <p>2. The applicant will be required to provide a total of 20% of the total number of car parking spaces with active electric charging points, with a further 20% passive provision for future conversion. Reason: To comply with the Further Alteration to the London Plan and the London, and reduce carbon emission in line with the Council's Local Plan Policy SP4.</p> <p>3. The applicant will be required to provide a Parking Management Plan which must include details on the allocation and management of the on-site car parking spaces including the wheel chair accessible car parking spaces to the front of the building and the 5 commercial car parking spaces. The residential car parking spaces must be allocated in order of the following priorities regardless of tenure (Private/ affordable):</p> <p>1) Parking for the disable residential units 10% of the total number of units proposed (15- wheel chair accessible car parking spaces)</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>2) Family sized units 3+ bed units 3) 2 bed 4 four person units 4) two bed units 5) one bed units and studios</p> <p>4. The applicant/ Developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (Inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Harringey Park Road, Weston Road, Crouch End Broadway and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.</p> <p>5. The applicant is also required to submit a service and deliver plan (DSP) the Plan must ensure that all the refuse bins are located within 6 metres of the refuse truck on a collection day. In addition, the Plan must include location for the storage and collection of commercial refuse, refuse bins are not to be stored on the public highways for collection. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.</p>	
LBH Environmental Health	<p>The following comments and conditions are recommended;</p> <p>Air Quality:</p> <p>The London Plan, Policy 7.14 states that new development should:</p> <ul style="list-style-type: none"> • minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAs) where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people) such as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes through travel plans 	<p>Comments Noted. Air Quality, Land Contamination, Energy are addressed in Section 6 of the report.</p>

APPENDIX 4 – INTERNAL CONSULTEES

	<ul style="list-style-type: none"> • promote sustainable design and construction to reduce emissions from the demolition and construction of buildings; • be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs)). • Ensure that where provision needs to be made to reduce emissions from a development, this is usually made onsite. <p>An air quality assessment (SWECO, July 2017 ref: 118766/RM/210717) has been submitted with this application.</p> <p>It is disappointing to note that the development is not a car-free development, a total of 48 parking spaces and gas CHP is advised; a condition with respect to emissions from CHP is therefore required. As chimneys / flues are associated with this proposed development, a chimney height calculation or emissions dispersal assessments are required.</p> <p>The air quality assessment and air quality neutral assessment, section 6.4 determines 'the proposed development will be subject to concentrations of annual mean NO₂ that exceed the AQO.' Mitigation measures are detailed in section 6.5; 'To protect future residents, the proposed development has been designed so that the retail and office use is located on the lower floors adjacent to the main source of road emissions (A103, Haringey Park and Hatherley Gardens). Supply air ventilation will also be brought in through the facade at each floor. Floors up to and including level 2 will also have NO_x filters provided on supply air.'</p> <p>I recommend the following conditions:</p> <ul style="list-style-type: none"> • Prior to construction of the development details of the supply air ventilation and NO_x filters, locations and management of, must be submitted for approval by the LPA. Reason: to protect the future users from poor air quality – London Plan Policy 7.14. • Prior to construction of the development details of all the chimney height calculations, diameters and locations must be submitted for approval by the LPA. Reason: To protect local air quality and ensure effective dispersal of emissions. • Prior to commencement of the development, details of the CHP must be submitted to evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band B. A CHP Information form must be submitted to and approved by the LPA. Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design 	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>and Construction.</p> <ul style="list-style-type: none"> • Combustion and Energy Plant: Prior to installation details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh (0%). Reason: As required by The London Plan Policy 7.14. <p>Contaminated land: (CON1 & CON2) A summary report has been submitted by Capita; further works are recommended with regard to site specific targeted sampling, groundwater monitoring and gas monitoring. The following condition is recommended:</p> <p>CON1:</p> <ul style="list-style-type: none"> • Before development commences other than for investigative work: <ul style="list-style-type: none"> a) Using the information contained within the Phase I desktop study (Capita, June 2017 ref: CS092859-PE-17-124-R) and Conceptual Model, a site investigation shall be carried out for the site. The investigation must be comprehensive enough to enable:- <ul style="list-style-type: none"> a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. <p>And CON2 :</p> <ul style="list-style-type: none"> • Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides 	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety. Other conditions proposed:</p> <p>Management and Control of Dust:</p> <ul style="list-style-type: none"> • No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. Reason: To Comply with Policy 7.14 of the London Plan • Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA. Reason: To Comply with Policy 7.14 of the London Plan • No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site. Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ. • An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion. Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the 	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>GLA NRMM LEZ.</p> <p>As an informative: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p>												
LBH Environmental Health – Noise	<p>I have examined the plans and the Sandy Brown Noise and Vibration Report (Ref 17119-R02-D) dated 28th September 2017 by Richard Deane, submitted in pursuant to the proposed mixed development.</p> <p>A site visit to the proposed development was conducted on the 18th October 2017. There are no objections made in principle to this application however the following conditions shall apply.</p> <p>Plant Noise Design Criteria Noise arising from the use of any plant and associated equipment <u>shall not exceed</u> the existing background noise level ($L_{A90\ 15mins}$) when measures 1 metre external ($L_{Aeq\ 15mins}$) from the nearest residential or noise sensitive premises. An assessment of the expected noise levels shall be carried out in accordance with BS4142:2014' Methods for rating and assessing industrial and commercial sound. Any mitigation measures necessary to achieve the above required noise level shall be submitted to the Local Planning Authority in writing for approval. The plant shall thereafter be installed and maintained in accordance with the approved details for the duration of its use.</p> <p>Internal Noise Levels within Residential Units (in accordance with BS8233:2014) All residential premises shall be designed in accordance with BS8233:2014' Guidance on sound insulation and noise reduction for buildings to attain the following noise levels</p> <table border="1"> <thead> <tr> <th>Time</th><th>Area</th><th>Maximum Noise level</th></tr> </thead> <tbody> <tr> <td rowspan="2">Daytime Noise 7am – 11pm</td><td>Living rooms and Bedrooms</td><td>35dB(A)</td></tr> <tr> <td>Dining Room/Area</td><td>40dB(A)</td></tr> <tr> <td>Night Time Noise 11pm - 7am</td><td>Bedrooms</td><td>30dB(A)</td></tr> </tbody> </table> <p>With no individual noise events to exceed 45dB L_{Amax} (measured with F time weighting) in bedrooms with windows closed between 23.00hrs - 07.00hrs.</p>	Time	Area	Maximum Noise level	Daytime Noise 7am – 11pm	Living rooms and Bedrooms	35dB(A)	Dining Room/Area	40dB(A)	Night Time Noise 11pm - 7am	Bedrooms	30dB(A)	<p>Comments noted. Noise issues are addressed in the Amenity and Residential Quality sections of the report.</p>
Time	Area	Maximum Noise level											
Daytime Noise 7am – 11pm	Living rooms and Bedrooms	35dB(A)											
	Dining Room/Area	40dB(A)											
Night Time Noise 11pm - 7am	Bedrooms	30dB(A)											

APPENDIX 4 – INTERNAL CONSULTEES

	<p>A test shall be carried out prior to the discharge of this condition to show that the required noise levels have been achieved and the results submitted to the Local Planning Authority for approval.</p> <p>Noise leakage from Assembly Hall and Use Class A4 The music noise level from the assembly hall shall not exceed 33dB ($L_{Aeq\ 15mins}$) when measures 1 metre external from the nearest residential or noise sensitive premises. No amplified sound shall be generated or permitted on the Town Hall roof terrace.</p> <p>Construction Noise - Vibration and Ground-Borne Noise Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise, vibration and other environmental impacts of the development.</p>	
LBH Local Lead Flood Authority	I have no objection to the [standard] conditions being imposed regarding this application.	Comment noted. Conditions imposed.
LBH Tree & Nature Conservation Manager	<p>I have reviewed the Arboricultural Impact Assessment (AIA) and Method Statement (MS) and inspected the trees on site. I also attended the pre-application meeting on 28/06/2017.</p> <p>To facilitate this new development, it is proposed to remove 10 trees and 2 groups of small trees and shrubs. 3 of the trees to be removed are category B and 7 are category C, assessed in accordance with BS 5837:2012. All are within the area to the rear of the Town Hall and Library and are of low-moderate quality and amenity value. All of the category A trees and the majority of category B trees are to be retained. This includes all those which are of high amenity value, such as T2 (Sycamore) and T3 (Red Chestnut) in the Town Hall square and T5-T7 (Lime x 3) and G21 (Lime x 4) which are located outside, and to the right of the Library on Haringey Park.</p> <p>It is also proposed to relocate 5 existing trees to different locations within the development site. One of these is a commemorative Norway maple tree (T4) which was planted by Amnesty International in 1998, the others are more recently planted young or semi-mature trees. The MS contains a specification for the transplanting of these trees. A condition must be made that specifies replacement trees are planted for any of the relocated trees that do not survive the transplanting process and fail to survive 5 years after re-</p>	Comments noted. Trees and ecology are addressed in Section 6 in the report.

APPENDIX 4 – INTERNAL CONSULTEES

	<p>planting.</p> <p>There are a number of works within the Root Protection Areas (RPA's) of retained trees (T2, T3, T13, T14, T18, G21, T27, T28, T30, T33 and T35. Careful design, installation and Arboricultural supervision will be necessary to ensure trees are protected from unnecessary damage. The AIA (par 3.7 – 3.19) details how these works can be carried out safely with minimal impact on the retained trees. All works within the RPAs must be carried out in accordance with the MS.</p> <p>It is proposed to plant only 3 new trees within the development site. In my opinion, this is inadequate in mitigating the loss of 10 trees. If space cannot be found for additional new trees, then provision must be sought to allow for new trees to be planted on public realm outside of the site to maintain local tree cover. There are potential planting locations in Haringey Park, Hatherley Gardens and Weston Park for new street trees.</p> <p>No information has been provided on new service routes. These must be provided at the earliest opportunity to be reviewed by the Arboricultural consultant and sent to the Council Arboricultural officer for approval. Consideration must be given to locating all new service routes outside of the RPAs, otherwise full adherence to the NJUG guidelines would be the alternative minimum requirement.</p> <p>In my opinion, the current development proposal could be permitted on the condition all the important trees specified for retention are robustly protected and all works within the RPAs are undertaken as specified in the AIA and MS.</p> <p>When drafting planning conditions for this application, they must include reference to the following;</p> <p>A pre-commencement site meeting must be specified and attended by all interested parties, (e.g. Arboricultural consultant, Council Arboricultural officer and Construction site manager) to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the root protection areas.</p> <p>All tree protection fencing and ground protection must be installed in accordance with the recommendations of the Arboricultural Impact Assessment and Method Statement. All the tree protective measures must be inspected or approved by the Council Arboricultural officer, prior to the commencement of demolition works on site.</p> <p>All the tree protective measures must be periodically checked the Arboricultural consultant and reports</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>sent to the Council Arboricultural officer.</p> <p>All construction works within the Root Protection Areas or that may impact on them, must be carried out in accordance with the recommendations of the Arboricultural Impact Assessment and Method Statement and under the supervision of the Arboricultural consultant.</p> <p>Follow up comment:</p> <p>I'd missed the pleached trees they are proposing to plant as they are shown on the drawing differently to all the other existing and relocated trees. I can confirm that I am happy with what is proposed, planting 23 x Pyrus chanticleer trees of a 20-25cm nursery size would provide more than adequate replacements for the trees specified for removal. [Off site planting program not required]</p>	
LBH Carbon Management	<p>Energy Strategy</p> <p>The energy strategy submitted addresses the needs for the full application for Phase 1 (146 dwellings), and an full application for the remaining phases. It sometimes mixes the two, but mostly focuses on the calculated emission savings for Phase 1 of the development.</p> <p>It is set out as per the London Plan guidance under Lean, Clean and Green Energy. E</p> <p>The decision notice should include in S106 head of terms a requirement to pay £211,221 for shortfall on zero carbon target.</p>	<p>Comment noted. Energy issues are addressed in Section 6 in the report.</p>

APPENDIX 4 – INTERNAL CONSULTEES

Carbon Offset Payment	Annual Shortfall Tonnes CO ₂ (Regulated)	Off-set Payment per Tonnes for 30 years CO ₂ Emissions (GLA)	Cumulative Shortfall Tonnes for 30 years CO ₂ Emissions
Residential Block A	48.30	£2,700	£130,410
Residential Block B	24.94	£2,700	£67,338
Mews	4.99	£2,700	£13,473
Site-wide Carbon Offset Payment			£211,221

Lean Energy

The development will deliver CO₂ emissions reductions of the following: Block A: 0.3%, Block B: 3.2%, and the Mews: -0.4%, beyond Building Regulations (2013). This is across the dwellings, and commercial areas to be constructed.

This is welcome and this should be conditioned:

Suggested Condition

You must deliver the energy efficiency standards (the Lean) as set out in “Hornsey Town Hall Energy Strategy and Sustainability Statement”, dated October 2017, by Sweco, Revision 5.

The development shall then be constructed and deliver the U-values set out in this document. Achieving the agreed carbon reduction of Block A by 0.3%, Block B by 3.2%, and the Mews increases emissions by 0.4% beyond BR 2013. Addressing the dwellings, and commercial areas. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to the local

APPENDIX 4 – INTERNAL CONSULTEES

	<p>authority at least 6 months of completion on site for approval. This report will show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building. The applicant must allow for site access if required to verify measures have been installed.</p> <p>Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.</p> <p>At least 6 Calendar Months following residential occupation of any part of the development, details confirmation that the energy efficiency standards and carbon reduction targets (including for PV Panels) set out in the Hornsey Town Hall Energy Strategy and Sustainability Statement dated October 2017, by Sweco, Revision 5 have been achieved shall be submitted in writing to and for approval by the Local Planning Authority. Details shall show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building.</p> <p>IN THE EVENT the Local Planning Authority provides written notification that details submitted to discharge the condition above demonstrate a failure of the development to achieve the energy efficiency standards and carbon reduction targets (including for PV panels) set out in the Hornsey Town Hall Energy Strategy and Sustainability Statement dated October 2017, by Sweco, Revision 5, an Offset Management Plan shall be submitted in writing to and for approval by the Local Planning Authority within 3 Calendar Months. The details shall demonstrate any shortfall should be offset at the cost of £2,700 per tonne of carbon, plus a 10% management fee. The offset payments shall be in accordance with the approved plan.</p> <p>Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04</p> <p>Clean Energy</p> <p>The development will deliver CO2 emissions reductions of the following: Block A: 30.2%, Block B: 32.4%, and the Mews: 32.4%, beyond Building Regulations (2013). This is across the dwellings, and commercial areas to be constructed.</p> <p>Suggested Condition</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>You must deliver the energy efficiency standards (the Clean) as set out in “Hornsey Town Hall Energy Strategy and Sustainability Statement”, dated October 2017, by Sweco, Revision 5.</p> <p>Prior to the commencement of the development (excepting demolition) details of the Combined Heat and Power (CHP) facility and associated infrastructure shall be submitted in writing to and for approval by the Local Planning Authority. The detail shall include:</p> <ul style="list-style-type: none"> a) location of the energy centre; b) specification of equipment; c) flue arrangement; d) operation/management strategy; and e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link) <p>The heat and hot water loads for the units on the site shall provide for no less than the total CO2 reduction: Block A: 30.2%, Block B: 32.4%, and the Mews: 32.4%. The CHP system shall contribute a minimum of 75% of heat.</p> <p>The Combined Heat and Power facility and infrastructure shall be installed in accordance with approved details and maintained thereafter. The system shall be operational prior to the first residential occupation of the development, unless approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure the facility and associated infrastructure are provided and allow for the future connection to a district system</p> <p>REASON: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and local plan SP:04 and DM 22.</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>Green Energy</p> <p>The Council has a policy (SP:04) that requires a minimum of 20% reduction in carbon emissions through the use of renewable energy. The London Plan policy 5.7 states “major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.”</p> <p>Suggested Condition</p> <p>You will install the renewable energy technology PV Solar Panels as set out in the document “Hornsey Town Hall Energy Strategy and Sustainability Statement”, dated July 2017, by Sweco, Revision 4.</p> <p>This renewable technology will deliver 61,570 kWh per year of electricity output to the development site, 1.60m2 area per panel and a total of 258 roof mounted panels for the main building with a panel efficiency of at least 19%.</p> <p>Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.</p> <p>The Council should be notified if the applicant alters any of the measures and standards set out in the submitted strategy (as referenced above). Any alterations should be presented with justification and new standards for approval by the Council.</p> <p>The equipment shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.</p> <p>Reason: To comply with London Plan Policy 5.7. and local plan policy SP:04</p> <p>Overheating</p> <p>The calculations indicate that a majority of the residential units pass under current weather conditions. However, under future weather patterns the living spaces fail. The current design does not fully meet with</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

	<p>the TM49 criteria required in DM21. The applicant has not provided appropriate mitigation strategy for future weather patterns.</p> <p>We expect a dynamic thermal model be undertaken for all London's future weather patterns. We recommend that these are addressed through the following condition:</p> <p>Suggested Condition</p> <p>Prior to the commencement of the development (excepting demolition) an Overheating Strategy shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall include:</p> <ol style="list-style-type: none"> 1) results of Dynamic Thermal Modelling (under London's future temperature projections) for all internal spaces 2) the standard and the impact of the solar control glazing; 3) details of space for pipe work designed to allow the retrofitting of cooling and ventilation equipment 4) details of appropriately insulated CHP pipework 5) passive design features 6) a mitigation strategy to overcome any overheating risk 7) details of the feasibility of using external solar shading and of maximising passive ventilation. <p>The development shall be constructed in accordance with the details approved and maintained thereafter.</p> <p>REASON: London Plan Policy 5.9 and local policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.</p> <p>Sustainability</p> <p>The development will achieve BREEAM 2014 Refurbishment (Non-Domestic): Hotel & Community Hall targeting Good rating; (Part 1 & 2), and Home Quality Mark (HQM) for Residential Apartments achieving 3</p>	
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APPENDIX 4 – INTERNAL CONSULTEES

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COMMENTOR	COMMENT	OFFICER RESPONSE
Transport for London	<p>Thank you for consulting Transport for London with regard to the above planning application. TfL has the following comments:</p> <ol style="list-style-type: none"> 1. 45 residential car park spaces are proposed for 146 residential units. This is a ratio of around 0.3 spaces per unit, which TfL deems acceptable. 2. 14 disabled vehicle spaces are proposed which TfL deems acceptable. 3. 9 of the spaces will have access to Electric Vehicle Charging Points (EVCPs) with a further 9 having passive provision for future use. TfL welcomes this quota of EVCP spaces. 4. Residential cycle parking seems to meet minimum requirements set out in the London Plan, which is welcomed. 5. Further information is needed to evaluate whether cycle parking for non-residential uses complies with the London Plan. Some of the information was not clear, in particular the number of long and short-stay cycle parking spaces proposed for each non-residential land use, and staff numbers for community land use. 6. The location of long stay cycle parking is acceptable. The applicant is reminded that cycle infrastructure and facilities should meet the London Cycle Design Standards (LCDS) in terms of location, access and design in order to fully promote cycling as a transport option. At least 5% of spaces should be able to accommodate either larger or adapted cycles. We welcome the location of short stay cycle parking in the public realm and close to residential blocks, ensuring the cycle parking stands are functional, well-overlooked and attractive. 7. TfL welcomes the draft Deliveries and Servicing Management Plan. A full Delivery and Servicing Plan (DSP) and Construction Logistics Plan (CLP) should be secured by condition. 8. TfL welcomes the draft Travel Plan. A full Travel Plan should be secured by condition/Section 106 agreement as appropriate. <p><u>Comments from Buses Network Development</u></p>	INSERT

	<p>9. Trip generation data separates figures for buses, London Underground and Rail. It is acknowledged that a significant majority of London Underground and Rail trips will also use buses given the distances to the nearest stations. Therefore, the trips attributed to buses in table 6.18 would be 78 or very close to this figure.</p> <p>10. Events held at the development are expected to generate a large number of additional trips. At these times there will not be sufficient capacity on route W7, however given the infrequent nature of capacity events we would not plan the bus network to cater specifically for such occasions. Paragraph 6.4.29 acknowledges that demand due to events would need to be addressed separately.</p> <p>11. There are concerns about the impact the additional passengers would have on the bus network in both peak hours.</p> <p>12. Route W7 is at capacity, particularly towards Finsbury Park Station in the AM peak. As mentioned above up to 78 trips have been attributed to the local bus network in the AM peak. Given that a large number of these trips are jointly attributed to LU/rail services; that Crouch Hill and Finsbury Park are the most accessible stations; and that most trips relate to the proposed residential units, it can be assumed that a significant proportion of the 78 trips would be attributed to route W7 towards Finsbury Park.</p> <p>Therefore, TfL request a contribution of £475,000 over 5 years as part of the Section 106 agreements. We believe that will be sufficient to offset the impact of this development on additional bus demand. Whilst we believe this would be used to mitigate the W7 route, we would like the flexibility to use this to improve other services that serve the site.</p> <p><u>Comments from Bus Infrastructure</u></p> <p>13. The nearest bus stop is stop CC located southbound on the A103, which is served by route W7. Given the above mentioned increase in passenger demand for the W7 route, TfL requests a contribution of £15,000 as part of the Section 106 agreement to upgrade the bus stop to meet the needs of the development.</p> <p><u>Comments from taxis</u></p> <p>14. Given the location of the proposal and the proposed working of the development (day and night time use, food and beverage uses on the ground floor, apartments and a hotel), this development is likely to create demand for taxis and Private Hire Vehicles (PHVs).</p>	
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	<p>15. The taxi rank would best manage taxi movements and behaviours, and ensure onward safety of all visitors wanting to continue their journey at night.</p> <p>16. For information on taxi and PHV guidance, please see: https://tfl.gov.uk/corporate/publications-and-reports/ taxi-and-private-hire</p> <p>17. Given the above, the applicant should work with TfL to explore the possibility of including a taxi rank as part of the application, and if possible a drop off/pick up bay for PHVs and other vehicles to use. We would expect to see an assessment of options to provide a taxi rank for the hotel and other land uses, which would include an assessment of demand for taxis for the entire day and possible locations for a taxi rank. Given the above, TfL cannot be supportive of the above application until all the points above are addressed.</p> <p><u>Updated Comments:</u></p> <p>Bus service and bus stop contribution [following TPHS submission]</p> <p>Thank you for the offer of £150,000 for the W7 service (£75,000 per annum for two years) and £15,000 to upgrade bus stop CC. These are both appropriate contributions and are welcomed. TfL is satisfied that this issue is resolved, and these contributions should be secured in the section 106 agreement.</p> <p>Taxi rank</p> <p>We have further queries to ask about the possibility of having a taxi rank as part of this development. We feel this development would be a good opportunity to develop the ranks network and provide facilities for drivers and staff. Therefore, Taxis and Private Hire (TPH) would like to make the following comments:</p> <ol style="list-style-type: none"> 1. As part of the application, the developers put through two options for taxis. <ul style="list-style-type: none"> • The first option included locating the rank on parking bays along 'The Broadway' to the north of Rose Place. Please can the developers send an image (screenshot from Google maps will be sufficient) to help us understand if this is a feasible location for a night time taxi rank to serve the venue. • The second option included extending the existing taxi rank on Crouch End Hill. I'm not sure who from TfL confirmed the two options were feasible but we do not support the extension of the existing 	
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	<p>24 hours taxi rank (rank no. 5616) located on Crouch End Hill (outside Foxtons) as the rank is facing in the opposite direction to the venue and so out of sight, thus we are not convinced the rank will work for both passengers or drivers to serve the venue specifically. We also do not encourage drivers to turn in the road or encourage passengers to cross a busy road to get to a cab or the venue.</p>	
2.	Ranks are located so the 'TAXI light' is facing the venue and in sight line to those exiting the venue the rank serves. The rank on Crouch Hill does not appear to meet this requirement.	
3.	<p>At the end of Hatherley Gardens, there is a barrier/gate restricting vehicle access. When the development has been completed, will access be granted to vehicles to enter the outdoor forecourt to load/unload/drop off/pick up etc? If so, we would request that an 'event taxi rank' facility be accommodated here for 4 taxis with the agreement the rank will only operate when there are events on.</p> <p>The Transport Assessment suggested around half of taxi movements will be associated with departing trips following an event. As part of the 'Event Management Strategy', a rank should operate at this location when events that are likely to attract a large number of visitors to ensure passengers are able to access taxis safely and easily and also ensure faster egress of guests.</p>	
4.	A rank at this location would also support disabled passengers and passengers who may be less able to use other forms of public transport.	
5.	Times of operation/availability of the rank can be agreed with the event managers and subsequently shared to the taxi trade via emails/e-newsletters/social media – we have similar arrangements with Alexandra Palace where the availability of the event rank located on the Palace grounds is shared on a monthly basis alongside a monthly events schedule.	
6.	Alternatively, we request a 'Night Time' taxi rank (not be confused with the event taxi rank) to be accommodated on The Broadway, potentially operating from the hours of 19:00 – 07:00.	
7.	Both the above options would support the TfL 'Safer Travel at Night' initiative. Late night taxi ranks make an important contribution to the safety of the travelling public and also support the late night economy. Ranks help to deter touting and other illegal 'cab' activity and also reduce the risk of people using unlicensed and illegal 'cabs'.	
8.	We have been working with local taxi drivers in and around the Haringey area and appointing new taxi ranks will support these drivers, some of whom will be residents in the Borough. Local drivers are all self-employed and so are in effect local business people and part of the Community – this is particularly relevant to a development of this nature where what used to be the old town hall is now being proposed for a new mixed used venue and will accommodate a range of facilities for local residents and the general public.	

	<p>9. Should the application be granted, the development needs to accommodate an Event Management Plan which should include a taxi strategy plan. We would like more clarification. How would the event rank be managed? Who will be managing the rank? What times and when would the rank operate?</p> <p>10. 35% of journeys originate from a rank thus supporting the need for a rank at this site. Drivers working in suburban areas also rely on work from ranks as opposed to being hailed.</p>	
London Fire and Emergency Planning Authority	<p>The Brigade has been consulted with regard to the above-mentioned premises and makes the following observations:</p> <p>The Brigade is not satisfied with the proposals for fire fighting access. as compliance with Part B5 of the building regulations is not shown.</p> <p>The Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damaged caused by fire and consequential cost to businesses and housing providers, and can reduce risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our members are public documents made available on our website.</p> <p>Updated Comments</p> <p>The Brigade has been consulted with regard to the above-mentioned premises and makes the following observations: The Brigade is satisfied with the proposals for fire fighting access.</p> <p>This Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the</p>	

	outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.	
Theatres Trust	<p>I write regarding the above listed building and planning applications for refurbishment, alterations and the change of use of the Hornsey Town Hall. The Theatres Trust supports the application, though please note our comments only relate to the theatre/ Assembly Hall aspects of the proposal. Please see our advice below.</p> <p>Remit: The Theatres Trust is the national advisory public body for theatres. We champion the past, present and future of live theatre, by protecting the buildings and what goes on inside. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.</p> <p>Advice: The Theatres Trust is pleased to support this proposal to repair, refurbish and bring the Hornsey Town Hall back in to sustainable and publically accessible new uses, including a range of community facilities. The Grade II* Town Hall complex is currently on Historic England's 'Heritage at Risk' Register and the Trust has engaged with the design team during both the design development and planning application phases to ensure the proposal respects the building's historic and cultural significance.</p> <p>Overall the Trust welcomes the 'light touch' repairs approach (rather than full restoration) and the reorganisation of the Assembly Hall to create a number of flexible and adaptable performance and entertainment spaces, which could be used for theatre, cinema, live music, conferences, weddings, banquets, film shoots, etc. We agree with the justification outlined in the submitted documentation for the alterations, and acknowledge acoustics, the length of the hall and the distance of the balcony from the stage limit the effective use of the rear areas. We therefore support the shortening of the main hall, the creation of a bar/ front of house function space under the balcony and the conversion of the balcony into separate secondary performance space. We appreciate the efforts to reuse the wood paneling and other original features, such as the clocks, in these new spaces. Other insertions, such as the lift and the connection between the new balcony space and the F.49 Committee Room corridor, are significant, but are necessary to make the building fully accessible and to improve circulation between these new spaces. The lift has been carefully located to maintain the symmetry of the foyer and hall and to minimize the impact on the main hall itself, and the overall benefits do outweigh the harm caused.</p> <p>At our recent meeting with the project architects, the Trust raised the following design and operational issues</p>	

	<p>for further consideration as the plans are refined:</p> <p>Stage and Back of House</p> <ul style="list-style-type: none"> -The rear delivery road shows swept paths for vehicles 11m long. The applicant should confirm with the new theatre operators if this will be suitable for the types of sets and props they will need, or if access is required for larger 16.5m articulated vehicles. - Confirm if the stage/ goods lift (LF.06) is also large enough for the required deliveries. - Ensure there is enough room in the lift landing (G.60a) at stage level for props to be maneuvered out of the lift and on to the stage. It would be useful to have doors directly on to the stage from the landing, rather than going through the Green Room (G.61). - The flying system has to be removed or reduced in size to allow for a new access point to the lift landing (G.60a). The operator may be satisfied with a reduced flying system, otherwise, consider 'flipping' the system so the pulley/ ropes are relocated to the opposite wing (G.63). -The location of the disabled lavatory in the Green Room (G.61) means the loss of the rear stage cross over. An additional door should be provided to access stage right (wing G.63) to maintain flexibility for performances. -Access to the ladies dressing room (F.51) has two steps, so is not wheel chair accessible. If access can't be provided without the loss of historic features, it would be useful to reorganise the disabled lavatory in the Green Room so it is a fully accessible dressing room. - Safety laws require separate dressing rooms for adults and children. For shows with large casts, consider how the large dressing rooms may be sectioned off to accommodate this. - Consider the installation of a shower(s) in the dressing rooms. <p>Auditorium</p> <ul style="list-style-type: none"> - Good acoustics will be vital to the success of the venue. We note that sound insulation to protect the adjoining uses will be largely addressed with the replacement roof, new ceiling, and the double glazing to the windows. But is also important that further consideration is given to the acoustics for a performance in the hall, particularly as the new rear wall and the bleacher seating will change how noise projects around the room. Additional baffles on the walls, or hanging from the ceiling, etc. may be needed and we would recommend an acoustic study is undertaken to determine the best approach. - We welcome the use of bleacher seating which retains the flexible flat floor use. However, bleacher seating may be heavy and it will be important to ensure the structure underneath can support the additional loading. We also recommend reviewing how the bleacher structure will affect the effectiveness of the sprung floor. - Identify how to sensitively blackout the windows and roof lanterns, if needed by the operator, for day time performances. - There is no dedicated dressing room/ performer space for the new balcony studio (F.50). We strongly 	
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	<p>recommend at least one is provided to support the use of this room as a live performance space and, depending on levels, suggest the plant next to stair ST.14 be relocated to provide this space.</p> <p>Foyers</p> <ul style="list-style-type: none"> - While we welcome the reinstatement of the original layout and doors of the vestibule (G.49), we recommend further consideration be given to how a draught lobby, or alternative, could be sensitively installed to maintain the conditions within the foyer during the winter months. - The new box office in the former cloak room (g.50) will become a pinch point with only one door in and out, particularly as it is directly next to the front entrance doors where queues may block the entry. We strongly recommend keeping the existing corridor through the cloak room to allow the audience to circulate past the box office and out the second door to maintain a suitable flow of people. This will mean reorganisation of the accessible toilets in G.50a. - Additional toilets, particularly for the Supper Room (LG.40) would be beneficial, as provision (mainly female facilities) is under the recommended guidelines for performance venues. -The shared foyer and public spaces with the adjoining hotel, café and restaurant will have to be carefully managed and the various operators will need to coordinate their activities to avoid conflicts between each use. <p>Apart from the benefits of the building's reuse and restoration, the Trust hopes this revitalised and expanded venue will become a highly valued local facility which will expand cultural provision and opportunities within Crouch End. The Trust therefore recommends granting listed building and planning permission, attaching conditions as appropriate. Please contact us if we may be of further assistance.</p>	
Historic England	<p><u>2nd October 2017 – 1st Submission</u></p> <p>Town Hall – Planning Permission</p> <p>Thank you for your letter of 1 August 2017 notifying Historic England of the above application.</p> <p>Summary</p> <p>In terms of our remit, Historic England has a statutory role in providing expert advice on proposals affecting the built historic environment and recommend the authorisation of listed building consent applications for grade II* listed buildings to the Secretary of State for determination. Please note that it is not within our remit to comment on the proposed uses, only insofar as they impact on the fabric and special interest of the listed building. We are also a consultee on any large planning applications affecting the setting of a grade II* building or conservation area.</p>	

	<p>In principle, we welcome the proposed repair, refurbishment and reuse of Hornsey Town Hall and consider this work to be a significant heritage benefit. As such, we have prepared our letter of direction on the application for listed building consent.</p> <p>In relation to the proposed new residential buildings at the rear of the Town Hall, we have concerns regarding the impact of these buildings on the character and setting of the Town Hall and the surrounding conservation area. We would therefore urge your authority to consider negotiating changes to the scheme to mitigate this harm. We also draw your attention to the need to balance any harm caused against the heritage benefits of the proposals, including optimum viable use, in accordance with policy 134 of the National Planning Policy Framework.</p> <p>Historic England Advice</p> <p>Significance</p> <p>Hornsey Town Hall is a grade II* listed building and is therefore of high heritage significance. The Town Hall was constructed in 1935 to designs by RH Uren and was the first major UK building to be constructed in the modernist style. The building has remained largely unaltered and retains many features of architectural and historic interest, including a number of high quality interiors and finishes, some of which were implemented in association with Heales stores. The building has been vacant for many years, following the dissolution of the borough of Hornsey, and is an entrant on our Heritage At Risk Register for London.</p> <p>The site also includes a number of other grade II listed buildings, which are also by RH Uren and surround the square in front of the Town Hall, as well as a small health centre, 'Weston Park Annex', which dates from the early 20th century and is designed in the neo Georgian style. The site is located within the Crouch End Conservation Area, which is particularly noted for its Edwardian high street and suburban character, with the civic buildings, including the Town Hall and library complex, presenting a striking later layer of development sitting at the heart of the conservation area.</p> <p>Impact</p> <p>The proposals for the Town Hall show the main entrance lobby spaces, the former theatre, Mayor's Office, Committee Chamber and Committee Room being available for community or hotel use and remaining largely unaltered. The upper part of the theatre seating area would be converted to a new function room. The</p>	
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	<p>ground floor of the south wing and the first floor of the west wing would be used as co-working spaces. The remaining interiors would be used for food and beverage use or as hotel bedrooms or ancillary facilities. To the east, west and south wings, the proposals would include the retention of much of the existing office corridor spaces and the subdivision of the existing offices to create hotel bedrooms and bathrooms. The existing roof top extension over the East Wing would be demolished and replaced by new extensions that would flank the existing stair core and which would be designed to reflect the architecture of the existing building below.</p> <p>On the land at the rear of the Town Hall, it is proposed to erect two residential blocks, the proportions of which are taller in height to those previously granted planning permission as 'Enabling Development' linked to the restoration and reuse of Hornsey Town Hall (Mountview scheme). One of those blocks, Block B, would be adjoined to the East Wing and would therefore comprise an extension to the Town Hall.</p> <p>Policy</p> <p>Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) set out the obligation on local planning authorities to pay special regard to safeguarding the special interest of listed buildings and their settings, and preserving or enhancing the character or appearance of conservation areas.</p> <p>The National Planning Policy Framework (NPPF) sets out the Government's policies for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Conserving heritage assets in a manner appropriate to their significance forms one of the 12 core principles that define sustainable development.</p> <p>Paragraphs 132 and 137 consider the impact of that development on the setting of historic assets.</p> <p>Paragraphs 133 and 134 advise on cases where proposals would lead to substantial or less than substantial harm to the significance of a designated heritage asset. In both cases, harm needs to be weighed against public benefits, although the tests in 133 for substantial harm are necessarily more rigorous.</p> <p>Position</p> <p>It is clear that the applicants have given a great deal of consideration to the significance of the Hornsey Town Hall when formulating the proposed plans for conversion of the building to new uses. This has resulted in</p>	
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	<p>proposals that largely retain original fabric and plan form and are less interventionist than the previously consented Mountview scheme. In our view, the current proposals are acceptable, subject to conditions requiring details of all works (please see proposed letter of direction).</p> <p>In respect to the proposed extensions and external changes to Hornsey Town Hall, we have no objection to the repositioning of the steps to the theatre foyer in order to provide level access across the front of the building. This is providing that existing fabric is reused wherever possible and that the design of the new fabric is seamless with the architecture of the Town Hall and we have therefore sought to cover the detailed design under condition. We have no objection to the provision of an external terrace and bar over the existing roof area on the north side of the building, provided that any associated structures are not visible in key views looking towards the Town Hall from The Broadway and can be accommodated without any harmful alterations to the host building. The proposed extensions over the east wing at second floor level appear to be follow the principle set in the Mountview scheme and we have again sought to cover the detailed design under condition.</p> <p>Regarding the proposals to re-landscape the front area, we welcome the partial reinstatement of the original landscaping scheme at the front of the Town Hall, whilst also allowing for renewal of the existing finishes. We particularly welcome the restoration of the circular fountain and the reinstatement of lamp standards in the style of those that originally existed.</p> <p>In respect to the new build residential blocks at the rear of the site, we would not wish to comment on their detailed design. However, we are of the view that the proposed increase in height to both Blocks A and B, over that originally granted permission in the Mountview Scheme, will result in harm to the historic environment. The increase in height of Block A will result in this building appearing in a number of local townscape views, and particularly in the context of the suburban Edwardian villas that characterise the streets to the rear of the site. The proposed building is seen to rise above the general development plane and to visually interfere with the interesting rooflines of those Edwardian villas. The increase in height of Block B will result in this building appearing just above the roofline of the Town Hall in views from The Broadway and therefore interfering with the clean reclarlinear roofline of the Town Hall. The visibility of Block B is further increased due to the use of contrasting materials and colour palate. We would welcome changes to the scheme to mitigate the harm that we have identified. However, we are aware that the final decision on these planning issues will lie with the Council, as local planning authority, and we would therefore urge the Council to seek changes, where possible, whilst also balancing these potential changes against the heritage benefits that would result from the repair and reuse of the Town Hall, in accordance with policies within the NPPF.</p>	
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	<p>In relation to the proposed new build at the rear, we understand that this was considered to be 'Enabling Development' under the Mountview scheme. Accordingly, the delivery/occupation of this new build was tied to the phasing and delivery of the Town Hall scheme of repair and refurbishment. The heritage benefits of those proposals were clear and were also seen to justify the demolition of the Weston Park Annex, which is considered to be a building of some architectural and historic interest. In the current planning submission, there is no reference to the scheme being considered as Enabling Development, with the justification for this approach being that the scheme is planning compliant. We would therefore urge your Council to ensure that the scheme is compliant with policies, but also to seek a mechanism that ensures that the delivery/occupation of the new buildings is linked to the phasing and delivery of the Town Hall scheme. If this is not the case, then the relationship between the viability of the Town Hall as a stand alone element needs to be questioned. If the Town Hall is not considered to be a viable entity in its own right or its viability would be compromised by development at the rear, then there is certainly an argument that could be made for the proposals causing unacceptable harm on viability grounds, in accordance with policy 134 of the NPPF.</p> <p>Recommendation</p> <p>In principle, we welcome the proposed repair, refurbishment and reuse of Hornsey Town Hall and consider this work to be a significant heritage benefit and recommend approval of the current listed building consent application. We have therefore issued our letter of authorisation for the listed building consent, which will need to be authorised by the Secretary of State. In relation to the proposed new residential buildings at the rear of the Town Hall, we have concerns regarding the impact of these buildings on the character and setting of the Town Hall and the surrounding conservation area. We therefore urge your authority to consider negotiating changes to the scheme to mitigate this harm and to link the delivery/occupation of the new buildings to the delivery of the repair and refurbishment of the Town Hall. We draw your attention to the need to balance any harm caused against the heritage benefits of the proposals, including optimum viable use, in accordance with policy 134 of the National Planning Policy Framework.</p> <p>We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.</p> <p>Please note that this response relates to historic building and historic area matters only. If there are any</p>	
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	<p>archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice.</p> <p><u>Updated Comments – Planning Permission</u></p> <p>Please note that this comment follows on from our previous letter of 2nd October 2017, in which we welcomed the proposals to repair, refurbish and reuse Hornsey Town Hall and consider this work to be a significant heritage benefit.</p> <p>We have reviewed the amended proposals, which include changes to the height of proposed Block B, which is located at the rear of Hornsey Town Hall. We particularly welcome the reduction in the height of Block B, which should ensure that it is no longer visible in the backdrop setting of the Town Hall when viewed from The Broadway (as illustrated in View 01 of the Townscape Assessment). We no longer consider the proposals to cause harm to the setting of the Town Hall and the surrounding conservation area in this view and acknowledge that in other views, particularly Winter View 02, the scale of the proposed buildings is similar in nature to the buildings that were previously granted planning permission. It should be noted that the previous permission considered those buildings to comprise 'Enabling Development', thereby securing significant heritage benefits through the repair and reuse of the Town Hall.</p> <p>In accordance with our letter of 2nd October 2017, we would continue to urge your Council to agree a mechanism to ensure that the delivery/occupation of the new buildings is linked to the phasing and full delivery of the Town Hall scheme, regardless of whether or not the current scheme strictly accords with the definition of 'Enabling Development'.</p> <p><u>Listed Building Consent – Town Hall</u></p> <p>your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.</p> <p>Your Council is also directed not to approve the matters of detail to be</p>	
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	<p>submitted in pursuance of Condition(s) No 1-17 without first submitting these to and obtaining the approval in writing of Historic England.</p> <p>Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.</p> <p>Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.</p> <ol style="list-style-type: none"> 1. The works hereby permitted shall be begun before the expiration of 3 years from the date of this consent. 2. Prior to any works of demolition or alteration to the Town Hall, evidence of contract(s) for the carrying out of the completion of the entire scheme of works to the Town Hall shall be submitted to and accepted in writing by the Council as local planning authority. 3. Prior to works of demolition of any buildings within the site or alteration to the Town Hall, a phased programme for carrying out the approved works to the Town Hall shall be submitted in writing to and for approval by the Local Planning Authority, in consultation with Historic England. The programme shall take into account the delivery of the new build elements of the scheme alongside the delivery of the repair, refurbishment and fit out of the Town Hall. The development shall be constructed in accordance with the approved programme, unless agreed in writing with the Local Planning Authority. 4. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent. 5. Any areas of new facing brickwork to the Town Hall shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent. 6. Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and recording of the hidden historic features. 	
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	<p>7. All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building before the completion of the consented works to the Town Hall hereby approved, unless agreed in writing with the Local Planning Authority.</p> <p>8. In the event the removal of redundant plumbing, mechanical and electrical services and installations within the Town Hall reveals visual inconsistency in the appearance of the building fabric, the retained building fabric shall be made good with regard to material, colour, texture and profile of the existing building.</p> <p>9. Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun.</p> <p>a. Details of structural repairs, including relevant method statements;</p> <p>b. Details of all repairs and alterations to external windows, doors and associated ironmongery, including details of proposed secondary glazing and any acoustic and environmental upgrades to existing windows. Details shall include method statements;</p> <p>c. Details of repairs and alterations to panelling, decorative finishes and metalwork, including staircase balustrades, balconies and glazed screens. Details shall include method statements;</p> <p>d. Details of proposed works to entrance foyer spaces, including proposed new internal ramp;</p> <p>e. Details of proposed works to Council Chamber;</p> <p>f. Details of proposed works to Committee Room;</p> <p>g: Details of proposed works to Committee Room Corridor;</p> <p>h. Details of proposed works to Assembly Hall;</p> <p>i. Details of proposed works to all panelled rooms;</p> <p>j: Details of proposed repairs and alterations to circular fountain and entrance arrangements on the Town</p>	
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	<p>Hall Square side of the building;</p> <p>k: Samples of new facing materials to the Town Hall and the proposed new build elements, including the new external access route to the Assembly Hall foyer, the east wing roof extension and Block B;</p> <p>l: Details of proposed services, including plumbing, mechanical, electrical, data services. Details should include position, type and method of installation of services, as well as any associated risers, conduits, vents and fittings;</p> <p>m: Details of proposed lighting</p> <p>The relevant work shall be carried out in accordance with such approved details</p> <p>10. Prior to the moving or removal of ANY historic item from or within the Town Hall, a full schedule of ALL historic items to be moved within or removed from the building shall be submitted in writing to and for approval by the Local Planning Authority, in consultation with Historic England. The schedule shall be accompanied by a Salvage Strategy, which is to include a methodology for removal, storage, reuse and disposal of historic items.</p> <p>The handling of historic items shall be in accordance with the approved schedule and Salvage Strategy thereafter unless agreed in writing with the Local Planning Authority.</p> <p>11. Prior to works of demolition or alteration to the Town Hall, structural engineers' drawings and a method statement, shall be submitted in writing to and for approval by the Local Planning Authority, in consultation with Historic England. The drawings and statement shall demonstrate the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction. The development shall be carried out in accordance with the approved drawings and method statement.</p> <p>12. Prior to works demolition or alteration to the Town Hall, details of a program to secure interior features against loss or damage during building works (including potential theft during construction) shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be undertaken in accordance with approved details.</p> <p>13. Before any masonry cleaning commences, details of a masonry cleaning program and methodology shall be submitted in writing to and for approval by the Local Planning Authority in consultation with Historic</p>	
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	<p>England. The program shall demonstrate protection of internal and external surfaces. The cleaning program shall be undertaken in accordance with approved details.</p> <p>14. Prior to the use of any part of the Town Hall (including proposed extensions) for commercial or community use, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council in consultation with Historic England. The plan shall include a program for regular survey, repairs and maintenance of the building following completion of the development.</p> <p>15. Prior to relevant extension works and notwithstanding any plan or document hereby approved, details of materials of the roof extension to the east roof of the Hornsey Town Hall shall be submitted in writing to and for approval by the Local Planning Authority. The details shall be submitted following consultation with Historic England. The roof extension shall be constructed in accordance with approved materials.</p> <p>16. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Council in consultation with Historic England.</p> <p>17. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Council in consultation with Historic England.</p> <p>STANDARD REASONS FOR THE AFOREMENTIONED CONDITION(S)</p> <p>In order to safeguard the special architectural or historic interest of the building.</p> <p><u>Comments Broadway Annex</u></p> <p>Thank you for your letter of 1 August 2017 notifying Historic England of the application for listed building consent relating to the above site. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are enclosed.</p> <p><u>Comments Hornsey Library</u></p> <p>Thank you for your letter of 1 August 2017 notifying Historic England of the application for listed building</p>	
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	consent relating to the above site. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are enclosed.	
Historic England – Archeological Service	<p>Thank you for your consultation dated 01 August 2017. The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.</p> <p>The planning application lies in an area of archaeological interest: Crouch End Village Archaeological Priority Area. The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.</p> <p>Previous advice for this site has been for an archaeological condition to be applied to the consented scheme. I have reviewed the most recent archaeological desk based assessment (CgMs, July 2017) and I can confirm that our advice in regards to archaeology remains unchanged.</p> <p>A historic Building Recording condition was also attached to the previous consented scheme. The applicant has submitted, with the current application a Historic Building Report (Donald Insall Associates, July 2017). This document is a highly detailed report with thorough archive research, and is comparable to the Level 3 Standing Building Recording Report. In light of this, unless required by the Conservation Officer, I am happy for the Historic Building Recording condition which was attached to the previous consented scheme to be waived in this instance.</p> <p>Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a condition could provide an acceptable safeguard. A condition is therefore recommended to require a two-stage process of archaeological investigation comprising: first, evaluation to</p>	

	<p>clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. The archaeological interest should therefore be conserved by attaching a condition as follows:</p> <p>Condition No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.</p> <p>If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:</p> <p>A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works</p> <p>B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.</p> <p>Informative Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.</p> <p>I envisage that the archaeological fieldwork would comprise the following:</p> <p>Evaluation</p> <p>An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are</p>	
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	<p>present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.</p> <p>The results of the evaluation should aim to inform the scope for any further archaeological mitigation. Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.</p> <p>Please do not hesitate to contact me should you require further information or assistance. I would be grateful to be kept informed of the progress of this application.</p>	
Natural England	<p>Thank you for your consultation on the above dated and received by Natural England on 01 August 2017.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>The Wildlife and Countryside Act 1981 (as amended) The Conservation of Habitats and Species Regulations 2010 (as amended) Natural England's comments in relation to this application are provided in the following sections.</p> <p>Statutory nature conservation sites – no objection Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes. Protected species</p> <p>We have not assessed this application and associated documents for impacts on protected species.</p> <p>Natural England has published Standing Advice on protected species. You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.</p>	

	<p>The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.</p> <p>If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.</p> <p>Local sites</p> <p>If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.</p> <p>Sites of Special Scientific Interest Impact Risk Zones</p> <p>The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website</p> <p><u>Updated Comments</u></p> <p>Natural England has previously commented on this proposal and made comments to the authority in our letter dated 18 August 2017.</p> <p>The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.</p> <p>The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.</p>	
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	<p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.</p> <p><u>Updated Comments II</u></p> <p>Natural England has previously commented on this proposal and made comments to the authority in our letters dated 18 August, 2017 and 20 September 2017.</p> <p>The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.</p> <p>The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.</p>	
Thames Water	<p>Waste Comments</p> <p>Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>There are public sewers crossing or close to your development. In order to protect public sewers and to</p>	

	<p>ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>Water Comments</p> <p>Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p> <p>No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p>	
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	<p>Supplementary Comments</p> <p>Surface Water disposal to follow The Mayor of London Drainage Hierarchy.</p>	
<p>Metropolitan Police Designing Out Crime Office</p>	<p>Thank you for allowing us to comment on the above planning proposal.</p> <p>With reference the above application I have now had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on available information, including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.</p> <p>1.0 It is my professional opinion that crime prevention and community safety are material considerations, because of the proposed use, design, layout and location of the development proposed.</p> <p>1.1 To ensure the delivery of a safer development in line with Local Development Framework policies CP17, DC33 and DC63 (See Appendix for details of these policies), I have highlighted some of my main areas of concern in Section 3 and in Section 4 have recommended the attaching of a suitably worded condition.</p> <p>Recommendations:</p> <p>2.0 I can confirm that I have met with the project architects on the 25th August 2017 in order to discuss their aspirations for the site. Both Pc Warwick and I have reviewed the planning application and due to the areas of concern (See 3.0 below) the Metropolitan Police request a specific condition requiring the developer to achieve Secure by Design accreditation for the entire proposed development.</p> <p>Concerns:</p> <p>3.0 In summary, officers from the design out crime team have a number of site specific concerns in relation to this application and these are outlined in Appendix 3. However a condition requiring the developer to engage with both the police and the local authority to achieve 'secured by design' accreditation/status, would reassure police and mitigate a many of these concerns.</p> <p>Community Safety – Secured by Design Conditions:</p> <p>4.0 Crime prevention and community safety are material considerations. If the L.B. Haringey are to consider granting consent, I would ask that the conditions detailed below be attached. This is to mitigate the impact and deliver a safer development in line with national, regional and local planning policies. I would also like to draw your attention to Section 17 CDA 1988 and the NPPF, (See appendix) in supporting my</p>	

	<p>recommendations.</p> <p>4.1 (1) I request that prior to carrying out above grade works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve full Secured by Design' Accreditation.</p> <p>The development shall only be carried out in accordance with the approved details.</p> <p>(2) Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use.</p> <p>(3) The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.</p> <p>Crime Figures:</p> <p>5.0 Crime and disorder is a factor for consideration with this application. Crime data affecting this application are highlighted in appendix 2 below.</p> <p>Legislation & SBD Guidance:</p> <p>6.0 SP11: Design All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:</p> <p>Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;</p> <p>Seek the highest standards of access in all buildings and places;</p> <p>6.1 Whilst I accept that with the introduction of Approved Document Q of the Building Regulations from 1st October it is no longer appropriate for local authorities to attach planning conditions relating to technical door and window standards I would encourage the planning authority to note the experience gained by the UK police service over the past 26 years in this specific subject area.</p> <p>That experience has led to the provision of a physical security requirement considered to be more consistent</p>	
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	<p>than that set out within Approved Document Q of the Building Regulations (England); specifically the recognition of products that have been tested to the relevant security standards but crucially are also fully certificated by an independent third party, accredited by UKAS (Notified Body).</p> <p>This provides assurance that products have been produced under a controlled manufacturing environment in accordance with the specifiers aims and minimises misrepresentation of the products by unscrupulous manufacturers/suppliers and leads to the delivery, on site, of a more secure product.</p> <p>I would therefore request that the benefits of certified products be pointed out to applicants and that the Local Authority encourages assessment for this application. For a complete explanation of certified products please refer to the Secured by Design guidance documents which can be found on the website. www.securedbydesign.com .</p> <p>Conclusion:</p> <p>I would ask that my interest in this planning application is noted and that I am kept appraised of developments. Additionally, I would welcome the opportunity of sitting in on any meeting you might have concerning this proposal. Should the Planning Authority require clarification of any of the above comments please do not hesitate to contact me at the above office.</p> <p>Yours sincerely, Pc Karl Turton 687TP Designing Out Crime Officer Metropolitan Police Service</p> <p>This report gives recommendations. Please note that Crime Prevention Advice and the information in this report does not constitute legal or other professional advice; it is given free and without the intention of creating a contract or without the intention of accepting any legal responsibility. It is based on the information supplied and current crime trends in the area. All other applicable health, safety and fire regulations should be adhered to.</p> <p>Appendix 1:</p> <p>SP11: Design All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall: Incorporate solutions to reduce crime and the fear of crime, such as promoting social</p>	
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	<p>inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places; Seek the highest standards of access in all buildings and places; DC63 DELIVERING SAFER PLACES from the Development Control Policies DPD sets out that planning permission will only be granted for proposals which suitably address a set of aims that reflects the seven attributes of sustainable communities linked to crime prevention, as set out in the Communities and Local Government publication 'Safer Places – The Planning System and Crime Prevention'. Applicants are required to adopt the principles and practices of the 'Secured by Design' scheme in the application of this policy.</p> <p>DC33 CAR PARKING from the Development Control Policies DPD sets out that private off-street car parking in new developments needs to achieve Secured by Design standard (or equivalent methodology).</p> <p>The Supplementary Planning Documents 'Designing Safer Places' and 'Landscaping' provide further additional guidance supporting the recommendations. Section 17 of the Crime and Disorder Act 1988 states "It shall be the duty of each Authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on and the need to do all it reasonably can to prevent Crime and Disorder in it's area", as clarified by PINS953. The National Planning Policy Framework (NPPF) states that "Planning policies and decisions should aim to ensure that developments create:</p> <ul style="list-style-type: none"> • Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion <p>Appendix 2: Crime Figures:</p> <p>The crime figures provided below are publicly available on the Internet at http://www.met.police.uk/crimefigures/ . The figures can at best be considered as indicative as they do not include the wide variety of calls for police assistance which do not result in a crime report. Many of these calls involve incidents of anti-social behavior and disorder both of which have a negative impact on quality of life issues.</p>	
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	<p>Havering is one of 32 London Boroughs policed by the Metropolitan Police Service. It is promoted as one of the safer boroughs, but nonetheless crime and disorder are still a major issue for its residents.</p> <p>The following figures relate to recorded crime data from Police.uk</p> <p>Appendix 3:</p> <p>1. Both Pc Lee Warwick and I have had a consultation with the developer on the 25th August and subsequent email and phone calls have then taken place.</p> <p>After reviewing the application documents and conducting a site visit to visualise the proposed scheme and its impact on the locality both I and Pc Warwick have concerns' regarding the access path from Weston Park at the northern edge of the proposed site, to Haringey park in the south.</p> <p>An access route open to the public without suitable controls would allow levels of permeability that would undermine the security of a number of key aspects of the proposed scheme.</p> <p>Officers can see where access to stake holders of the proposed development would be advantageous but for this to be managed successfully it would have to rely on robust access control.</p> <p>2. There are similar concerns over access between Town Hall, hotels and residential aspects of the scheme which could be mitigated by adherence to the Secured by design scheme and the recommendations it would generate.</p> <p>The sustainability of this dynamic scheme involving the construction of new civic buildings, meeting rooms, hotel and residential realm will rely on the following factors:-</p> <ol style="list-style-type: none"> 1. Intelligent design 2. Proportionate access control 3. Quality (certified) security products. <p>1.0 General recommendations.</p>	
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	<p>1.1 Building sight lines should be kept as simple as possible. Complex building shapes, unless very well overlooked, create hiding places which reduce both natural surveillance and the effectiveness of closed circuit television systems (CCTV). Recesses create congregation points, which are a focal point for crime and anti-social behaviour, potentially leading to littering, graffiti, vandalism, arson and drug dealing. Such locations can often also become 'informal urinals'. Where possible, buildings should be orientated to maximise natural surveillance (from passers-by and/or passing traffic) and formal surveillance (CCTV) opportunities.</p> <p>It is advisable to provide secure storage areas for outside furniture, beer kegs, waste storage, external freezers, etc. Where exterior structures are present, they should be secure and not act as informal climbing aids.</p> <p>Waste bottle bins or other waste storage facilities which may contain empty drinking receptacles should, where possible, be securely locked, stored away from public access and fixed to a secure base (if not in a locked compound). This will not only remove the potential opportunity of such receptacles being misused i.e. thrown, used as a climbing aid or being tipped over onto the street or surrounding area.</p> <p>External areas should be kept clean and tidy, to discourage vandalism and promote a culture of respect and care. An unkempt site suggests a casual attitude and can promote vandalism and anti-social behaviour.</p> <p>1.2 External Doors</p> <p>1.3 External doorset apertures</p> <p>1.4 It is important that the doorset aperture is protected. Due to the nature of some licensed premises and locations, there is an expectation that the security will be required to meet one or more of the following minimum standards when the building is unoccupied:</p> <ul style="list-style-type: none"> • PAS 24:2012 or PAS 24:2016 (Note 55.1a); • STS 201 Issue 4 (Note 55.b); 	
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	<ul style="list-style-type: none"> • LPS 1175: Issue 7.2, Security Rating 2+ (Note 55.1c); • STS 202: Issue 3, Burglary Rating 2 (Note 55.1c); • LPS 2081 Issue 1 Security Rating B+ (Note 55.1d). <p>Additional security may be gained by utilising additional protection such as a certified roller shutter or grille, as described in Section 2, paragraphs 50 or through the use of a doorset certified to higher security standards in the following circumstances highlighted in Section 2, paragraph 55.3.</p> <p>Note 55.1a: Both PAS 24:2012 and PAS 24:2016 embody two alternative test regimes to demonstrate compliance with the standard:</p> <ul style="list-style-type: none"> • The traditional UK PAS 24 test methodology; or • Via BS EN 1627:2011 Resistance Class 3 (which references BS EN 1628, 1629 and 1630), with additional test criteria to address known criminal methods of entry within the UK (which are not sufficiently catered for within the European Standards). <p>NB: If manufacturers wish to use the European Standards as a route to compliance to PAS 24:2012, then all testing must be conducted in accordance with the latest published version of the 'UK Police Service Secured by Design (SBD) Interpretation Document for BS EN 1627:2011, BS EN 1628:2011, BS EN 1629:2011 and BS EN 1630:2011'. This document can be found on the Secured by Design Website within the 'Test Standards Explained' section.</p> <p>Note 55.1b: STS 201 is the unique reference number for Warrington Certification's published standards, replicating the requirements of PAS 24:2012.</p> <p>Note 55.1c: LPS 1175 and STS 202 are unique to the respective certification bodies and incorporate a physical attack on the glazed areas within doors and windows. Specifiers should satisfy themselves that the glazing incorporated within products certified to these standards meets the required thermal performance and durability requirements for the specified application.</p> <p>Note 55.1d: LPS 2081 is a new standard that utilises a similar methodology to that used in LPS 1175, but the attacks are designed to use stealth (low noise levels). It may therefore be more applicable to residential applications.</p>	
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	<p>1.5 If glazed panels are installed adjacent to the doorset and are an integral part of the door frame then they should be tested as part of the manufacturer's certificated range of door assemblies. Alternatively, where they are manufactured separately from the door frame, they shall be certificated to either:</p> <ul style="list-style-type: none"> • PAS24: 2012, PAS24:2016 or STS 204; • LPS 1175: Issue 7, at a Security Rating to match the doorset; • LPS 2081: Issue 1, at a Security Rating to match the doorset; • STS 202: Issue 3, at a Burglary Rating to match the doorset. <p>Doorsets must be certificated by one of the following UKAS accredited certification bodies (Note 55.4):</p> <ul style="list-style-type: none"> • Exova BM Trada Certification • British Board of Agrément (BBA) • British Standards Institute • British Woodworking Federation (BWF) • Loss Prevention Certification Board (part of BRE) • Exova Warringtonfire • ER Certification • UL Certification (UK) Ltd • Buildcheck Certification • Steel Window Association • Wintech Engineering Ltd • IFC Certification Ltd <p>Note 55.4: Certificated products undergo continuous assessment to ensure that product standards are maintained.</p> <p>1.6 49 Glazed curtain walling and window walls SBD recognises four distinct types of glazed wall systems. These are:</p> <ol style="list-style-type: none"> i. Large glazed units connected by a spider clamp system; ii. Glazed units directly retained within a framing system (usually aluminium); iii. Framed windows installed within a separate framing system; iv. Framed windows connected to other framed windows to create a 'window 	
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	<p>wall’.</p> <p>1.7 Glazed curtain walling (i and ii above) must be installed using a secure glazing retention system. The method of retaining the glass must include one or more of the following:</p> <ul style="list-style-type: none"> • Security glazing tape; • Dedicated security sealant or gasket; • A secure mechanical fixing system (evidence will be required to prove the system is secure. This may be achieved by utilising the specific glazing retention test within PAS 24:2012, PAS 24:2016 or by an indicative test on the retention system to LPS 1175: Issue 7 SR1, LPS 2081 Security Rating A or STS 202: Issue 3, BR1). <p>1.8 Framed windows (iii and iv above) used within the construction of a ‘window wall’ must meet the requirements in Section 2, paragraphs 64.</p> <p>1.9 Attack resistant glazing, as defined in Section 2, paragraphs 61 to 61.3, is required where the glazing is easily accessible (see glossary of terms).</p> <p>The following British Standard ‘Codes of Practice’ are relevant:</p> <ul style="list-style-type: none"> • BS 5516-1: 2004 Patent glazing and sloping glazing for buildings. Code of practice for design and installation of sloping and vertical patent glazing; • BS 5516-2: 2004 Patent glazing and sloping glazing for buildings. Code of practice for sloping glazing. <p>1.10 Roof design and access and aids to climbing</p> <p>1.11 Preventing easy access to roofs should be considered at the design stage of the building. This is particularly important in public areas of the premises, where there may be a risk of reckless behaviour by customers under the influence of alcohol.</p> <p>1.12 External rainwater pipes can be used for climbing and should be either square or</p>	
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	<p>rectangular in section, flush fitted against the wall or contained within a wall cavity or covered recess. Bends in pipes and horizontal runs should be minimised. Physical barriers should be used to prevent access to an existing roof. Pipes should be made of fire-resistant material.</p> <p>1.13 Flat roofs, particularly those at a low level, may be more easily accessed and, depending on their construction materials, may be more vulnerable to intrusion either by cutting through the deck or forcing open roof lights and other openings</p> <p>Note 24.3: Attention is drawn to relevant legislation (including the Occupier's Liability Act 1984) concerning the responsibilities and liabilities of building owners/occupiers for the safe use of roof areas and relevant signage.</p> <p>1.14 Window Apertures</p> <p>Protection of window apertures It is important that the window aperture is protected. Due to the nature of some licensed premises and locations, there is an expectation that the security will be required to meet one or more of the following minimum standards when the building is unoccupied:</p> <ul style="list-style-type: none"> • PAS 24:2012 or PAS 24:2016 (Note 64.1.1); • STS 204 Issue 3: 2012 (Note 64.1.2); • LPS 1175 Issue 7:2010 Security Rating 1; • LPS 2081 Issue 1:2014 Security Rating A. <p>Note 64.1.1: Both PAS 24:2012 and PAS 24:2016 embody two alternative test regimes to demonstrate compliance with the standard:</p> <ul style="list-style-type: none"> • The traditional UK PAS 24 test methodology; or • Via BS EN 1627:2011 Resistance Class 2N (which references BS EN 1628, 1629 and 1630), with additional test criteria to address known criminal methods of entry within the UK (which are not sufficiently catered for within the European Standards). Please note: whilst the UK have selected Class 2N (and hence there is no performance requirements required under the 	
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	<p>European standard), there is still a requirement for all emergency egress windows without locking hardware to be installed with laminated glass conforming to BS EN 356 Class P1A (min).</p> <p>Note 64.1.2: STS 204 is the unique reference number for Warrington Certification's published standards replicating the requirements of PAS 24:2012.</p> <p>1.15 Smoking and external drinking areas</p> <p>1.16 The law dictates that the smoking customer should not occupy any entrance or exit doorway. Therefore all licensed premises should plan for a smoking area as part of its operation. Such areas should ideally be located in the least intrusive space; where smokers and non-smoking members of the public are unlikely to gather together and confrontation is minimised.</p> <p>1.17 Smoking or external drinking areas located in licensed premises, where the customer must pass through a controlled area or search facility prior to entering the establishment, should be covered by adequate levels of lighting and eye level CCTV. Such facilities should ideally be located in areas of the building that are not accessible from a street or other uncontrolled area, this is to prevent unauthorised access or the supply of items (e.g. drugs and weapons) being passed through to customers within the facility.</p> <p>2.0 Perimeter treatments</p> <p>2.1 The height of the fence will be determined by local circumstances, crime risk and the system chosen. In most circumstances heights between 1.2m (demarcation) and 2.4m (higher security) will be appropriate. Lower heights of fencing (1.2m to 1.6m) are suitable for boundary demarcation and controlling movement only and not for security, the height of security fencing will generally start at 1.8m and above. It is normally preferable that the perimeter fencing allows clear views over the commercial buildings and the grounds from the surrounding land and buildings. Dark colour finish to fencing reduces the reflection of light and therefore makes it easier for passers-by to observe activity within the grounds/premises.</p>	
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	<p>2.2 Where the fence panel is of a pale or slat design, they should be oriented vertically to avoid step-up points for climbing and able to resist being pried off or removed. They should be no less than 25mm thick timber or tubular steel with a wall thickness no less than 1.5mm, and securely affixed to the frame or rails.</p> <p>2.3 Where a fence panel is constructed of welded mesh, the gaps between the mesh strands must be small enough to resist climbing.</p> <p>2.4 The method of fixing between panel or rails and posts should create a secure mechanical bond so that panels or slats cannot be easily removed, in addition, they should provide a chain linking effect where each panel and post acts in concert with the next to resist attack by pushing and pulling.</p> <p>2.5 Security fencing</p> <p>2.6 The fixings employed in the panel or pale to rail construction should be of galvanized steel or stainless steel with a design life to match the fence or gate.</p> <p>2.7 Fence (rear and side) heights should be of a minimum 1.8m overall and be capable of raking or stepping to maintain height over different ground levels, without creating gaps underneath.</p> <p>2.8 Posts should allow the construction of an unbroken panel to post chain and be of a non-brittle material.</p> <p>2.9 Gates</p> <p>2.10 The design, height and construction of any gates within a perimeter fencing system should match that of the adjoining fence and not compromise the overall security of the boundary and again be to a minimum of 1.8m in height. Pedestrian gates should be of a framed design and employ galvanized adjustable hinges and fixings mounted behind the attack face. On outward opening gates, where the hinges or brace is mounted on the attack face, fixings should be of a galvanized coach bolt design. Gates should be fitted with locks, as agreed with the DOCO. The gate design and fixing features should match that of the fence</p> <p>2.11 Entrance gates should be inward opening, of substantial framed construction and employ galvanized adjustable hinges and fixings mounted behind the attack face. Gates should be fitted with galvanized drop bolts and a facility for</p>	
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	<p>padlocking (manual gates) or electro-mechanical locking (automated gates) and employ mechanical/electro-mechanical devices, as applicable, to hold gate leaves in the open position. The locking method must be agreed with the DOCO. The gate design and fixing features should match that of the fence</p> <p>2.12 The tops of timber fences should finish flush with the neighbouring posts and a securely fixed capping rail should run across the fence and posts to create a continuous chain. The tops/top rail/capping of fencing and gates should be of a design able to accommodate a security topping to deter attempts to scale over the perimeter.</p> <p>3.0 Lighting general</p> <p>3.1 A good lighting scheme is one that has been designed to be energy efficient, distributing an appropriate amount of light uniformly, whilst minimising light pollution.</p> <p>3.2 The objective of security lighting is to deter criminals by providing an environment that will deny them the opportunity of the cover of darkness and maximise the potential for them to be observed.</p> <p>3.3 The use of lighting can greatly assist the management with wider aspects of an operation. Adjusting music volume and lighting levels can be effective in persuading customers to leave over a phased period rather than at a terminal hour where everyone leaves en masse at the same time, which can create problems for the police, local community and public transport.</p> <p>3.4 Lighting should complement CCTV</p> <p>4 External lighting</p> <p>4.1 Adequate, uniform lighting should cover the entire property. The emphasis should be on installing low glare/high uniformity lighting levels in line with British Standard 5489-1 of 2013. Licensed premises with their own dedicated car parking facilities should take due regard to the lighting requirement set out in BS</p>	
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	<p>5489-1.</p> <p>4.2 The Colour rendering qualities of lamps used in an SBD development should achieve a minimum of at least 60Ra on the Colour Rendering Index (Note 4.2). Note 4.2: The Colour Rendering Index, scaled from 0 to 100 indicates the colour rendering qualities of lamps. 0 is a non-existent ability to render colour under illumination, such as low pressure sodium lamps (SOX) (not allowed under BS5489:2013), and 100 is the colour rendering qualities of daylight. The higher the RA the better the colour rendition qualities. Properly optically controlled white light (higher than RA60) will enable humans to see more clearly and improves facial recognition than if the light has an RA of lower than 60 such as High Pressure Sodium (SON). This is because it falls into the Mesopic range of vision and therefore the eye uses both rods and cones to determine the image. The British Standard has different levels of lighting as part of its P classes which now take into account the Mesopic properties of each type of lamp and its effect on the human eye. This is called an S/P ratio and will be an additional factor when the designer is choosing the lighting class. Please note that C classes and M classes are not affected by this and do not have the scope to lower lighting levels due to the use of white light.</p> <p>4.3 The DOCO should always be provided with a 'Lux Plan' which shows both contour lines and lux points in order that the lighting system can be assessed. Additionally a risk and environmental assessment for the Construction Design Management (CDM) designer compliance requirements must be included. The plan should be compiled by a 'competent' independent designer with at least level 3 or 4 competency under the Institute of Lighting Professionals (ILP) guidance notes. The designer should be MILP and either IEng or CEng to be deemed competent to be able to design under CDM regulations. Manufacturer designed schemes without risk or environmental assessments will not be accepted as they do not cover the CDM designer risk elements which are required (Note 4.3).</p> <p>Note 4.3: The details on the plan must include the maximum average, minimum and average lux levels proposed. The plan must also show the Uniformity (Uo) and colour rendering (Ra) values for the scheme.</p> <p>4.4 Light pollution must be minimised (Note 4.4).</p>	
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	<p>Note 4.4: All living things adjust their behaviour according to natural light. The application of artificial light has done much to improve our experience of the night-time environment, but if this light is not properly controlled both physiological and ecological problems may occur. Minimising light emitted in directions where it is neither necessary nor desirable is extremely important. Obtrusive lighting from the private elements of the scheme is deemed a statutory nuisance (public lighting is not covered) and illuminating areas unintentionally is wasteful. SBD requires that only luminaires with suitable photometry serving to reduce light spill and upward light may be used.</p> <p>In terms of sustainability, consideration must be given to the consequences of turning off street lights. Such a measure may be counterproductive in terms of CO2 emissions and lead to the greater use of motor vehicles because residents are too afraid to use unlit streets. Crime levels, and in particular fear of crime levels, must also be carefully monitored to see what impact such an action has made to the community. The alternatives to switching off are Central Management Systems (CMS) which allow varying lighting levels for different times of the night and are centrally controlled by a Web based system. Also stand-alone dimming equipment can be pre-set to dim after an agreed time when most residents are asleep. Both systems are preferable to switching off. Some light sources are more controllable than others and these should be considered where possible. The most controllable light source with the correct RA is LED, it also has no UV or IR so therefore does not impact as heavily as other light sources on wildlife and birdlife.</p> <p>Presence sensing should not be considered unless in bin stores or rarely used areas as it can produce nuisance switching and become a problem to residents. Varying light levels via a CMS or stand-alone system reduces CO2, energy consumption and light pollution so is preferable where cost is not prohibitive and where the Council specification allows.</p> <p>Glare is also an issue and is defined by direct view of the light source. Luminaires without good optical or lens control should not be used in residential areas.</p> <p>4.5 Preferred external lighting should be of a 'white light' source. Note that low</p>	
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	<p>pressure sodium generates an orange glow and is not compatible with quality CCTV systems.</p> <p>4.6 It is advised that all lighting sources should be compatible with requirements of any CCTV system installed (see Section 2, paragraph 46.8)</p> <p>4.7 Lighting to all external doors and common entrances should be operated by photoelectric cell.</p> <p>4.8 Ensure adequate lighting of external storage areas, such as barrel stores.</p> <p>4.9 Where applicable, footpaths and parking areas, including bicycle and twowheeled motor vehicle parking should also be illuminated in line with the above recommendations.</p> <p>4.10 Where there are beer gardens or external smoking areas, these should also be illuminated. Care must be taken to ensure that if such facilities are part of the licensed premises, that any surrounding homes are not inconvenienced by excessive light pollution.</p> <p>4.11 Internal areas which should be well-lit include entrances, lobbies, reception pay points, toilets and corridors leading to toilets. Good lighting improves surveillance and assists in capturing better quality CCTV images.</p> <p>5.0 Public Realm</p> <p>5.1 Access Control</p> <p>Communal Entrance</p> <p>Any communal entrance on the ground floor that leads directly into any residential lobby of a building which provides access to a lift, stair core or cycle store is vulnerable. We recommend 'air lock' style lobbies at communal entrances to help prevent tailgating. This could be achieved here by having two secure access controlled door-sets (LPS 1175 SR2) on the entrance, as well as to the stair core and access control system on the lift. Without these measures in place someone could tailgate a resident and then have free access to the rest of the building.</p>	
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	<p>5.2 Car park</p> <p>Must be access controlled with suitable robust gates that are self closing and self locking. Fob controlled access is preferable without an induction loop that controls exit; the aspiration is for fob in and fob out operation.</p>	
Environment Agency	<p>We have assessed this application as one that falls outside our statutory remit to comment on and therefore we have no comments. We no longer provide responses on such applications due to the high volume we receive and the restricted resource we have.</p> <p>If the site is within a Critical Drainage Area you should consult with your Lead Local Flood Authority. The EA are only statutory in sites in Flood Zone 1 where the EA have notified the LPA of an area with critical drainage problems. We have not notified any of our LPAs of areas with critical drainage problems (these are different to CDAs which are designated in your Surface Water Management Plan).</p>	
20 th Century Society	<p>Thank you for consulting the Twentieth Century Society on the above applications. The Society was involved in pre-application discussion with the applicants. At this time we acknowledged that whilst the current application would in some ways constitute less harm to the heritage asset than the previously approved 2010 scheme, we maintain concerns with the proposed scheme.</p> <p>The submitted application has been discussed by our September 2017 casework committee, and members wished to object to the proposals in their current form. Our comments relate only to the works affecting Hornsey Town Hall and its setting. Members had no comments on proposed alterations to the Broadway Annexe.</p> <p>Significance</p> <p>Hornsey Town Hall is a Grade II* listed building, designed by the architect Reginald Uren and completed in 1935. Only 5.8% of all buildings nationwide are listed at this high grade, and only a fraction of all listed buildings date from the twentieth century. This gives an indication as to the outstanding importance of this heritage asset. The quality of the interior fittings and their survival throughout are of major significance, and their retention within any proposed scheme is vital.</p> <p>Pre-application discussion</p> <p>We were pleased to see a number of clear improvements from the previous scheme, including the retention and repair of the council chamber fittings. The removal of the proposed balconies to the hall is also a positive</p>	

	<p>change.</p> <p>In summary, our primary comments related to the dropping of the windows to the south-east elevation of the Town Hall Square and the two extensions to the east wing. We also expressed concern about the impact of the proposed residential blocks on the town hall, the adjacent library (Grade II) and the wider conservation area. We emphasised the importance of an exhaustive building survey, given the exceptional survival of original features.</p> <p>Twentieth Century Society Comment</p> <p>The Donald Insall Associates Historic Buildings Report (July 2017) quantifies the harm as ‘less than substantial’, and concludes that this harm is outweighed by the heritage benefits. Whilst we recognise that there are a number of heritage benefits, we query the genuine heritage benefit of some of those set out in the report (p. 6-7). In some instances, we consider these contribute to the overall level of harm rather than help to outweigh it. Our position is set out in more detail below.</p> <p>Town Hall square</p> <p>Committee members objected to the proposed dropping of four of the six cills to the south-east elevation of the Town Hall Square. The elevations to the square are the ceremonial, public face of the hall. The fenestration is finely proportioned and carefully balanced across these frontages; to drop the cills on the south-east elevation would not only involve the loss of original fabric, but would irrevocably harm the whole composition and relationship between these key facades.</p> <p>The removal of original hard landscaped access and an extension of the platform, with a new inbuilt ramp to connect both entrances are also proposed. This is to provide linked disabled access to both entrances and a terrace for outdoor seating for the proposed café, to which the new doors will give a direct entrance. The alterations to the landscaping here is also of concern due to loss of the original historic fabric, which is both integral to the design significance of the listed building and to the way the building currently sits within the square and relates directly to this context. The justification for these changes is to ensure the viability of the café and the overall scheme. Members were not persuaded that the scheme would become unviable without outdoor seating and direct access to the café from the square, given the proposed public use of the interior of much of the ground floor, and the fact that it may also be catering for hotel use. The Broadway Annexe will also provide outdoor seating for people in the immediate area who require it. Furthermore, we have seen no convincing justification as to why disabled access could not be retained as it is in this location,</p>	
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	<p>and provided to the east elevation entrance through the insertion of a removable ramp which would not damage the listed fabric.</p> <p>Members also noted that there was no visual or other information relating to the current areas of the building that are to be converted into this café space within the Condition Survey. It is unclear therefore what will be lost or altered in the conversion of these ground floor rooms into open plan.</p> <p>Original furniture and fittings</p> <p>Members required more detail with regards to some of the retained furniture and the re-use. For example, it was not clear how the rates desk will be truncated, or how the original desks will be turned into seating. It was felt that these should be retained in their original form, and that sufficient justification had not been provided as to why this was not possible. Given the proposed new use as a hotel, it was queried why the reception desks could not be found a more suitable new use within the proposed scheme.</p> <p>Members also deeply regretted the loss of the ticket office and noted that it had not been shown within the condition survey report, where it received only a brief mention. Whilst the need for increased access was recognised, as a major feature within the building the proposed removal was deeply regretted, and would contribute significantly to the overall level of harm.</p> <p>East wing extensions</p> <p>The proposed roof extension to the east wing is presented as a heritage benefit, on the grounds that it is better designed than the current temporary 1970s structure. Members disagreed with this assertion, and considered that the proposed roof extension will fundamentally compromise this fine elevation. Although the roof is currently cluttered with a poor quality, dilapidated structure, it has the benefit of being clearly subservient and temporary. This proposed replacement would be neither, but would completely transform the original stepped, layered massing of the rear on either side of the showpiece glass staircase. In our consideration, the extension here cannot be considered a heritage benefit, but quite clearly causes harm. Equally we consider that the proposed residential extension 'Block B' will cause harm to the setting of the east wing due to its sheer scale and mass, and are concerned by the loss of fabric its construction will entail. We also consider that the full impact of this block on the listed library is currently unclear, with verified views being limited, at oblique angles and with trees in full leaf. It is unquestionable that the way the listed buildings and the conservation area are visually and spatially experienced will be harmfully impacted; we are not convinced that enough information has been provided at this point to fully understand that impact.</p> <p>Justification – feasibility, management</p>	
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	<p>There was concern that the application as it stands has not adequately shown that the long-term future of the building can be secured, and this calls into question the assertion by the applicants that the public benefit will outweigh the harm caused.</p> <p>The key public benefit to significant historic buildings is usually achieved through securing their sustainable future. However, there is no information regarding feasibility for the community use or for the 'apart-hotel', and little information relating to the proposed management or operation of these spaces. We note that several local stakeholders including the Crouch End Neighbourhood Forum and the Weston and Haringey Parks Residents' Association have called for further information in this regard. The Society supports this request, to better guarantee that any harm carried out as part of these works, if they are approved, is truly justified through an established sustainable future use.</p> <p>Policy</p> <p>Paragraph 132 of the NPPF states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'.</p> <p>Conclusion</p> <p>The Society has concerns with some details of the proposed scheme, and urges that the proposals to drop the cills, to alter hard landscaping, and to extend the east wing are reassessed. In addition, given the lack of information provided regarding the feasibility of the proposed new use, the overall argument that the scheme will outweigh the harm caused through public benefit has not been adequately made. For the above reasons, the Society wishes to object to the application in its current form, and recommends that it is withdrawn and amended, or refused.</p> <p>I trust that these comments are of use to you in your consideration. Please do not hesitate to contact me if you have any further queries.</p>	
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Appendix 6 – Neighbour Consultation Responses

	COMMENTOR	COMMENT
1	<p>Katherine Smith 23 Primezone Mews Crouch End London N8 9JP</p> <p>Objection to proposal</p>	<p>1. The number of units is an increase from the initial proposed 114 to 144 units; approximately 25% 1 bed, 60% 2 bed, 15% 3 bed.</p> <p>2. The resulting number of people potentially in this small space could be around 650 made up of:</p> <ul style="list-style-type: none"> a. Number of people occupying the units could be in excess of 500 b. 67 hotel rooms - when fully occupied with 2 people = 134 people <p>Questions:</p> <p>What provisions in terms of budgets, amenities and services are in place to cater for this potential excessive rise in population density in this small space?</p> <p>Where can I access impact assessment documents? I'd like to understand how the council has researched and assessed how this increase will affect:</p> <ul style="list-style-type: none"> • Doctors surgeries • Schools • Transport (in particular the already overcrowded W7 bus route) • Parking spaces (see below) • Pollution from more traffic • Litter and refuse collection • Noise pollution • The drainage system • Crime rates and policing <p>3. Height of Block A - up to 7-storey.</p> <p>I don't believe we were given an accurate photographic representation of how this would look. We were shown "impact" photos (i.e. made-up pictures but supposedly accurate from the Architect), which were all taken with trees totally obscuring the potential view of the building.</p> <p>Buildings in this area are maximum 4-storey (5 if you consider roof rooms).</p> <p>In order for people to have an accurate and informed view of the development, we should have access to a 360-degree view of the area, and not highly selected angle shots chosen by the developer.</p>

Appendix 6 – Neighbour Consultation Responses

		<ul style="list-style-type: none"> There are no images from Primezone Mews. A 7-storey building will this dominate the skyline, impacting light, noise and privacy. There were no photos from this angle. <p>4. Nearness of building to current boundaries:</p> <p>According to plan / image: www.planningservices.haringey.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=975076</p> <p>the underground car park is right up against the boundary wall for Primezone Mews - my flat is a mere 1.5m away from it. I don't feel the diagrams we were shown were accurate. I was told Block A was 10m away from the boundary wall, and yet there is nothing to demonstrate this in any diagrams we saw or the plan online. I would like to see accurate to-scale drawings.</p> <p>Questions:</p> <p>What are the effects on the foundations, digging up trees, risk of subsidence etc. when building up against a boundary wall? I'd like to see documents showing there is NO RISK from digging an underground car park, and the FULL distance between the boundary wall and the proposed 7-storey Block A.</p> <p>To date, there has been no Party Wall Agreement or survey to assess this risk, so how can this proposed diagram be considered to be accurate?</p> <p>Where can I access impact assessment documents to understand how the council has researched and assessed how this building will affect Primezone Mews flats, in particular:</p> <ul style="list-style-type: none"> Light Privacy Noise <p>5. Parking / traffic.</p> <p>There will be 40 spaces for 144 units, which could potentially have 300 or more cars. Plus there will be traffic from visitors to the 67 hotel rooms. There will also be 25 car park spaces lost from the removal of the spaces in Haringey Library. The council apparently will not grant parking permits to residents. Haringey Park</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>and Weston Park are already oversubscribed in terms of permits/spaces available. There is little doubt people will park in HP and WP and move their cars at the non-permitted times.</p> <p>Questions:</p> <p>Where can we see this guarantee (not to grant parking permits) in writing? Where is the traffic assessment work carried out by the council?</p> <p>6. Lack of affordable and social housing</p> <p>This is a luxury housing development & this is NOT affordable housing and out of the 144 units, only 4 are designated social housing.</p> <p>This could be seen as an attempt at social cleansing, which in a Labour area, with a Labour council and Labour MP is diabolical. Typically investment developments such as this only serve one purpose to line the pockets of the rich investors abroad, and not the people who will come and live in the local community.</p> <p>Question:</p> <p>We weren't told the proportion of buy-to-let vs. properties for sale, so how can we have access to this information?</p> <p>7. Loss of designated conservation areas: trees, animals, wild plants etc. will disappear. The development will retain 31 trees, but there will be a loss of the conservation area, which will be replaced by the underground car park.</p> <p>Crouch End is a designated conservation area; http://www.haringey.gov.uk/sites/haringeygovuk/files/haringey_conservation_areas_map-2.pdf. From the Haringey website:</p> <p>In a conservation area, local authorities must take into account the need to preserve or enhance the area's special character when deciding whether to grant planning permission. his build of a 7-storey tower block plus other units to make 144 flats, with approximately 500 people surely totally contravenes the preservation or enhancement of the character of the area.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>8. Finally, the presentation of materials and documentation.</p> <p>These were not accurate and therefore it is not possible to make a fully informed appraisal of the development. The information is piecemeal.</p> <ul style="list-style-type: none"> • As stated, the photos were from selectively chosen angles, there were trees obscuring views • There are no accurate to-scale architectural diagrams showing how far the buildings are from boundary walls. • The presentation delivered by the architect was different to the designs on the printouts. The diagrams presented also differ to the ones online. • There is no diagram showing the traffic entrance to the development. <p>All of this makes me feel there is an element of non-disclosure / omission of facts designed to confuse the public and misinform them.</p>
2	<p>Steve Crowley and Caroline McGraw 18 Primezone Mews N8 9JP</p> <p>Objection to proposal</p>	<p>Comments: We object to the planning application, most specifically to the construction of a seven storey residential building in the car park area to the rear, on several grounds.</p> <p>Firstly, a building of this size is out of keeping with the area. There are few, if any, seven storey buildings in Crouch End so it would be inappropriate on these grounds alone and would set an unfortunate precedent for further planned high rise developments.</p> <p>Secondly, the development would have an impact on numbers in local schools which are already popular. These schools cannot continue to grow: are there plans to deal with the impact of so many new families on education services.</p> <p>Thirdly, the development will increase pressure on parking on Haringey Park which is already full in the evenings. I am aware that there are plans to provide parking facilities in the basement: will this be sufficient to cater for so many flats (professional families often have two cars) and any visitors they might have?</p> <p>Finally, the impact on Primezone Mews will be considerable. The flats numbered 23-28 will be deprived of sunlight every day from around 4:00pm until sunset if a development of this size goes ahead. Additionally, these flats have rear gardens which would be overlooked and lose all sense of privacy in consequence.</p> <p>The rest of the development will suffer to a similar if lesser extent.</p>

Appendix 6 – Neighbour Consultation Responses

3	<p>Farinaz Fazli Ground Floor Flat. 25 Weston Park. N8 9SY</p> <p>Objection to proposal</p>	<p>I am raising very strong objections to the proposed plans to build a seven story property at the immediate back of my home which are totally unreasonable and I know ALL THE RESIDENTS along Weston Park feel the same.</p> <p>I live at 25 Weston park and own the ground floor flat. I am horrified to see they are proposing a 7storey building metres behind my property and are also putting in windows on that side of the building which overlooks my garden and into my home. The 7 storey building is far too high and an eye sore even from the photographs and it's higher than any of the trees and is higher than any other buildings around here. The view from the back of my house will look like a concrete jungle and very unsightly and not in line with the rest of the area. All the houses along my stretch are Victorian buildings and have double French doors into the garden from the living room.</p> <p>We will be living in fish bowls. This is going to be between 2 to 5 m away from the bottom my very small garden. The proximity is unacceptable! The grounds for my objection are but not limited to the following:</p> <ol style="list-style-type: none"> 1-The significant loss of light despite their inaccurate and misleading claims and photos. 2-Creating a inescapable eye sore-tallest and ugliest building which is not in line with anything already there. In fact only the tower itself will be a bit taller. This will create an ugly concrete jungle. Trees will not have leaves for more than few months a year so their photos are misleading 3-huge , unreasonable and significant loss of privacy - all of our homes on this stretch are Victorian houses which have French windows accessing into the garden which means we are effectively going to be living in fishbowls as the 7 storey will have windows on this side too. The windows from the seven stories will be looking into our gardens and also to our homes . 4- huge and significant noise pollution from people and vehicles using and accesssing the flats. 5- significant and unacceptable air pollution from vehicles accessing and using the area to use the flats and the car park in the basement 6-I pay to use Western Park for parking my vehicle and the extra number of flats which are significant will make this permit useless and a nonsense. Where do I park my car? 7-There is not enough parking or public facilities or transportation to support such an increased number of residents . Crouch End which is a in reality suburban and not an urban area is not able to sustain such an increase in human and mechanical traffic. The area will become excessively ultra dense in population and use which cannot be reasonably supported by the Council. 8- the increase in rubbish and the stench thereof will be unavoidable. We already have rat and mice issues. 9-The adverse impact on the use of facilities doctor surgeries and public transport -especially the w7 - the
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Appendix 6 – Neighbour Consultation Responses

		<p>queues in the morning are already very long 10- the significant and adverse impact on the local environment and birds and bats.</p> <p>This is not to mention the huge and lengthy inconvenience it will be to all the residents whilst they take months and months and months to build such a monstrosity by way of noise by way of air-pollution and extra rubbish.</p> <p>These are material concerns and objections as they address the following</p> <p>Principle - I feel that the very nature of the proposal is inappropriate for example that the use of land/property should not change.</p> <ul style="list-style-type: none"> • Overlooking - The proposal would lead to previously private areas being overlooked. • Overshadowing - The height or closeness of the development would be such that unreasonable overshadowing would occur. • Disturbance - There would be unacceptable intrusion in the form of noise nuisance, general disturbance, odour, etc. • Overbearing - The scale of the works means that the property/premises has an oppressive impact on surrounding areas/houses. • Out-of-character - If the design of the development, its scale and use, is such that it appears to be out-of character with its surroundings. • Road Safety - The development may lead to a significant impact upon road safety. • Furthermore All this amounts to a direct breach of our Human Rights under article 2 and article 8 of the European Convention of Human Rights.
4	<p>Madeleine Smith Top Floor Flat. 25 Weston Park. N8 9SY</p> <p>Objection to proposal</p>	<p>I own flat top floor of 25 Weston Park and strongly object to your plans to build a 7 story building 2-5 meters from my property . It is far too high compared with other buildings in the area and out of character . It will block my light and spoil my view and it is far to near. The building work will be very unpleasant and cause pollution and noise and will go on for a long time as it is such a large project . It will bring far too many people into the area and put strain on doctors and dentists and transport . It is already hard to get on W7 bus in the mornings!!</p> <p>If the building was lower and father back I would be most grateful and not offer objection . I believe that this proposal contravenes my human rights under article 2 and article 8 of the European Convention of human rights.</p>
5	Shelley Zetuni	I am concerned about where all these new people will access schools, GP services and dental

Appendix 6 – Neighbour Consultation Responses

	<p>31 Danvers Rd London N8 7HH</p> <p>Objection to proposal</p>	<p>services. We already have to wait about two weeks to see a Doctor in this area. As far as I am aware, Coleridge school has already been expanded.</p> <p>I feel that the infrastructure of this part of the borough is already bursting at the seams and that a load of blocks of flats is not helpful.</p> <p>I am also concerned that these flats will be so expensive that they will be bought up by foreign investors and not benefit the local community at all.</p> <p>I think this an example of greed over common long term sense.</p>
6	<p>Lexi Rose 83 Emerson Apartments Chadwell Lane London N8 7RF</p> <p>Objection to proposal</p>	<p>It is absolutely unforgivable that not one affordable home will be built in the Town Hall. Hornsey Town Hall is a focal point of the community in Crouch End and should be a hub to support the locals and also the locals who are being forced out of their homes by the sheer greed of the property market.</p> <p>Please please reconsider these plans. Despite claims that the local community have been consulted the majority of people I have met and spoken to vehemently object the plans and see the current Labour-run council as greedy and are putting profit before people. Please prove these people wrong and reconsider the plans.</p>
7	<p>Sheila Taylor 17 Stanhope Gardens London N6 5TT</p> <p>Objection to proposal</p>	<p>Why is there no allocation for affordable housing? This is shameful.</p>
8	<p>Les Garner 25 Gladwell Road Crouch End N8 9AA</p>	<p>There are a range of reasons why I object to this proposed development but as with many others I would ask the planning committee to dismiss it for two reasons</p> <ol style="list-style-type: none"> 1. There is now NO affordable housing - at odds with what the community had been promised and the target set by the Mayor of London. What happened to the original promise on affordable housing? 2. A seven story building is utterly out of odds with the locality and again was not originally mentioned.

Appendix 6 – Neighbour Consultation Responses

	Objection to proposal	
9	<p>Nick Capeling 4 Church Lane London N8 7BU</p> <p>Neither supports nor objects</p>	<p>Please ensure the application conforms to 50% of properties being affordable homes as we need more of them in our area. Also please ensure none of the structures proposed exceed existing heights and storeys in place as we want to protect existing look and feel of the area. Also please ensure the public access to the square outside is fully retained as it is vital community space in the heart of the local area, and that the building also retains public/community areas within it.</p>
10	<p>Anne O'Daly 10 Lightfoot Road N8 7JN</p> <p>Objection to proposal</p>	<p>I object to the application on the following grounds:</p> <ul style="list-style-type: none"> • the erection of a 7-storey building (out of keeping with the surrounding buildings and with implications for overshadowing and privacy of nearby properties) • the density of residential units - 146 in the present proposal, up from 123 in the previous proposal – and the impact on local infrastructure and services (including public transport, provision of school places, health services) • the appalling lack of affordable housing - from a paltry four units in the previous proposal to an unacceptable zero in the present plan the impact of a 64-room hotel on a residential area • the timing of the consultation (from 1 August to 5 September) at a time when many people are on holiday
11	<p>David Mill 11 Nightingale Lane Hornsey N8 7RA</p> <p>Objection to proposal</p>	<ol style="list-style-type: none"> 1. Cannot see from the daylight data that the executive summary claim of negligible light loss is justifiable. 2. Seven story building this close to existing residences is overbearing. 3. No mention of affordable housing (originally 4) & certainly not the mayor's 50% target
12	Kim Robinson	Please ensure the application conforms to 50% of properties being affordable

Appendix 6 – Neighbour Consultation Responses

	<p>14 Primezone Mews Crouch End London N89JP</p> <p>Neither supports nor objects</p>	<p>homes as we need more of them in our area. Also please ensure none of the structures proposed exceed existing heights and storeys in place as we want to protect existing look and feel of the area. Also please ensure the public access to the square outside is fully retained as it is vital community space in the heart of the local area, and that the building also retains public/community areas within it.</p>
13	<p>Veronica Flavell 62 Glasslyn Road Crouch End London N8 8RH</p> <p>Objects to the proposal</p>	<p>To have comments on a major development in August, when 90% of residents are on holiday, seems designed to restrict the comments! Please extend this application to mid September. To have no affordable housing is totally unacceptable; especially as the local press predicts a profit of £22 million by the developer; while local assets are sold off at such a low price. Also, no development should be any higher than other residential housing in the same area.</p>
14	<p>Miranda Pattinson Red Bungalow 63C Cecile Park London N8 9AX</p> <p>Objects to Proposal</p>	<p>(No additional comments)</p>
15	<p>Susan Cottee 51 Weston Park Crouch End N8 9SY</p> <p>Objects to Proposal</p>	<p>My objections are as follows:</p> <p>1) Too high and too big. The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't</p>

Appendix 6 – Neighbour Consultation Responses

		<p>believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing. The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these - we 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.</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?</p> <p>6) No plan for community use. 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 (whole) development. Are they the right custodians? Haringey must demand full assurances.</p>
16	<p>Nick Bartlett 31a Weston Park London N8 9SY</p> <p>Objection to proposal</p>	<p>My objections are as follows:</p> <p>1) Too high and too big. The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>3) Lack of social housing. The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these - we 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.</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?</p> <p>6) No plan for community use. 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 (whole) development. Are they the right custodians? Haringey must demand full assurances.</p>
17	<p>Cara White 67 Park Avenue South Crouch End N8 8LX</p> <p>Objection to proposal</p>	<p>This huge development will dominate central Crouch End, and is not at all in sympathy with the surroundings. It will change the skyline out of all recognition, and change the character of this community.</p> <p>There are insufficient resources in the area to support a development of this type, with extra pressure on transport and parking.</p> <p>There is no social housing part of the scheme in a borough that desperately lacks social housing, and needs it, yet there is a £22 million profit for the developers.</p> <p>The preservation of this historic building is not a priority, there are no published plans for renovation or restoration.</p>
18	<p>Nicola Robinson 78 Weston Park N8 9TB</p> <p>Objection to proposal.</p>	<p>I am deeply concerned that this development does not support the heritage or the civic culture characteristic of Crouch End. As a long-term resident in the area - I moved my family here in 1996 - I have witnessed the area flourish over the past 20 years. I have enjoyed living within an area, into whose civic institutions local residents invest so much.</p> <p>Having studied the planning application submitted by Far East Consortium, it is difficult to see the case for</p>

Appendix 6 – Neighbour Consultation Responses

		<p>allowing this kind of development to go ahead. I appreciate the need for more housing in the borough, but question whether putting increased pressure on the existing public, social, and transport infrastructures assists anyone. Indeed, I am worried that the existing application does not allow for enough affordable housing. More properties are added to the market without greater housing needs being met.</p> <p>I would appreciate if you might consider my view regarding this matter.</p>
19	<p>Danny de Ville 27 Nelson Road Crouch End N8 9RX</p> <p>Objection to proposal.</p>	<p>I object to the proposed development as it is too large & too high. There are not enough parking spaces for new users of the site. My local yoga studio which I attend will also need to relocate as there is no provision in the scheme.</p>
20	<p>Samantha James 52 Crouch Hall Road Crouch End London N8 8HG</p> <p>Objection to the proposal.</p>	<p>My objections are as follows:</p> <p>1) Too high and too big. The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing. The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these - we 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.</p> <p>5) Loss of local independent businesses Currently 130 local people run thriving businesses from the Town</p>

Appendix 6 – Neighbour Consultation Responses

		<p>Hall which feed the local economy. Where will they go when replaced by a hotel and a few hot desks?</p> <p>6) No plan for community use. 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 (whole) development. Are they the right custodians? Haringey must demand full assurances.</p>
21	<p>Nathalie Ginvert 61 Weston Park N8 9SY</p> <p>Objection to the proposal.</p>	<p>My objections are as follows:</p> <p>1) Too high and too big. The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing. The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these - we 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.</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?</p> <p>6) No plan for community use. What funding and management plans have been set up to maintain a thriving</p>

Appendix 6 – Neighbour Consultation Responses

		<p>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 (whole) development. Are they the right custodians? Haringey must demand full assurances.</p>
22	<p>Duncan Taylor Penningtons Manches LLP 125 Wood Street London EC2V 7AW</p> <p>Neither supports or objects.</p>	<p>I act for Eric Swain who is the owner of adjacent property at 13 Haringey Park. The land is registered under title number MX446189 and abuts the title held by LB Haringey under title number MX94630. The parties share a right of way over a strip of land with gates at either end shown on the eastern edge of drawing PX300 and have mutual rights of way. The drawing would suggest that the strip of land is wholly owned by LB Haringey but this is not the case and this needs to be noted on any future plans for the redevelopment.</p>
23	<p>Adrian Essex 7 Fairfield Road Crouch End London N8 9HG</p> <p>Objection to the proposal.</p>	<p>I believe that the current consultation is invalid because it has been derailed by the interference of the Crouch End councillors. It should not be allowed to continue, and the interference will render the decision of any planning committee invalid,</p> <p>I've been having another look at the three Crouch End Councillors' Open Letter to FEC. https://crouchendlabour.wordpress.com/2017/08/09/open-letter-to-fec/</p> <p>It's quite long, and contains a lot of stuff. It ends with:</p> <p>"Our support for your application is contingent on the issues that we have raised being adequately addressed. We urge FEC to work with us and the Crouch End community to do all we can to get this right."</p> <p>This is a request to FEC to change the planning application. How else can they address the issues? So, right now, just at this moment, 18:29 on the 21st August, we do know that the planning application will</p>

Appendix 6 – Neighbour Consultation Responses

		<p>change. What we don't know is just how it will change. And yet there are nearly 100 objections already lodged, to the current application. some of them object to the size of the buildings, many to the lack of affordable housing, the parking and the lack of GP and school places. What happens if all these problems are addressed? Does the planning department thereafter ignore those objections? Does it write to those objectors asking them to resubmit, based on the new flaws in the revised application? Does it now allow the very many people studying the current plans to go on doing so, even though what they are studying is to be superceded?</p> <p>Seems to me the only fair thing to do is to cancel this application, and wait for the substantially revised version. The councillors themselves say: "We also have concerns about the length of the consultation period"</p>
24	<p>Rick Glanvill 34 Priory Avenue Hornsey N8 7RN</p> <p>Objection to proposal</p>	<p>I object to the scale, nature and size of this development. There are too many dwellings for the local infrastructure to handle, and the scarcity of social or affordable housing is appalling. The seven-storey building would completely overshadow and dominate one of the historic centre-pieces of Crouch End, which the developers have no right or affiliation to the area to be allowed to do. And the loss of green, COMMON land would be an absolute disgrace.</p>
25	<p>Richard Wright 3B Harvey Road London N8 9PD</p> <p>Objection to Proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <ol style="list-style-type: none"> 1) Lack of social housing. The proposal has zero affordable housing. The developer says it is not viable to include these but viability for the developer and viability for Crouch End and society as a whole is more important we demand open and transparent scrutiny of their Viability Report. 2) 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. 3) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. On top of the new development on Hornsey, High St will put pressure on Overland trains from Haringay and Hornsey and we know rail companies aren't going to react.

Appendix 6 – Neighbour Consultation Responses

		<p>4) No plan for community use. 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>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?</p> <p>6) Too high and too big. The huge development will dominate our much-loved heritage buildings, the Town Hall and Public Library. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>7) No detailed restoration plans. The council and the developer have 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 or changes.</p>
26	<p>Jovan Buac Flat 4 20 Haringey Park London N8 9HY</p> <p>Objection to proposal</p>	<p>I am a resident on Haringey Park where the plan is to build the 4 or 5 blocks of flats around the library as part of the Town Hall redevelopment. I have two major objections to this particular part of the development...</p> <p>1) Height of the flats...a collection of blocks up to 7 storeys high seems completely out of keeping with the surrounding architecture, the Town Hall itself and the other buildings on Haringey Park. Can we see renders of how these blocks will look when viewed from the front of the town hall? I fear they'll look overbearing and too prominent. Seven storey buildings will be towering above all of the properties near by.</p> <p>2) Parking...such a mass of housing on a small site will undoubtedly increase the number of cars trying to park on-street along Haringey Park. I struggle to find a space at present. The development at Primezone Mews has enough off-street parking for all houses built there, will this scheme have the same? It does not look like it will from the plans.</p>
27	<p>Simon Vear 17 Kingsmead Court 17 Avenue Road London N6 5DU</p> <p>Supports the</p>	<p>After many years when the council has prevaricated, I greatly look forward to the serious use of the Hornsey Town Hall.</p> <p>The current situation, where a few artists (with a big voice) graciously open the doors once a year at the Crouch End Festival, then try to charge us £5 to enter a jumble sale, is simply inappropriate. The opening of the space to a hotel, combined with providing real community access to the broad population, and accompanying development of the whole area is hugely welcome.</p> <p>Please, don't give into the development phobics, and resident freeloaders, and consider what is genuinely</p>

Appendix 6 – Neighbour Consultation Responses

	proposal.	the best course of action for the whole community. This will stop the on-going dilapidation of this much loved local treasure.
28	<p>Diana Barrett 62 Uplands Rd Hornsey London N8 9NJ</p> <p>Neither Supports nor Objects</p>	<p>Given the present housing crisis, it is of course necessary to provide more homes. But these homes should primarily be for local people needing housing and unable to afford anything suitable. The development should have a substantial proportion of affordable housing, not bring in a lot of affluent people who will change the social character of the neighbourhood even faster than the current escalation of house prices is doing.</p> <p>As far as the appearance and surroundings of the new estate is concerned, I understand the effect of the proposals would be to have buildings seven storeys high. This would be grossly out of proportion with the surrounding buildings, whose appearance and uses have stood the test of time and provide a much appreciated centre for the local Hornsey community. I hope in particular that the green in front of the Town Hall will be kept in roughly its present state and for the same purposes and that there will continue to be space for local artistic performances and exhibitions.</p>
29	<p>Julia Steen 26 Tivoli road Crouch end N8 8R</p> <p>Objection to the proposal</p>	This no longer fulfills or complies with the accepted planning application. It is a flagrant contravention of what we expected an example of big business abusing local needs
30	<p>Camilla Eden-Davies 18 Bourne Road London N8 9HJ</p> <p>Objects to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <ol style="list-style-type: none"> 1) Lack of social housing. The proposal has zero affordable housing. The developer says it is not viable to include these but viability for the developer and viability for Crouch End and society as a whole is more important we demand open and transparent scrutiny of their Viability Report. 2) 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. 3) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. On top of the new development on Hornsey, High St will put

Appendix 6 – Neighbour Consultation Responses

		<p>pressure on Overland trains from Haringay and Hornsey and we know rail companies aren't going to react.</p> <p>4) No plan for community use. 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>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?</p> <p>6) Too high and too big. The huge development will dominate our much-loved heritage buildings, the Town Hall and Public Library. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>7) No detailed restoration plans. The council and the developer have 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 or changes.</p>
31	<p>Joan Van Gerven 59 Weston Park London N8 9SY</p> <p>Objects to the proposal</p>	<p>I object to the planning application for the following reasons:</p> <ul style="list-style-type: none"> - no affordable houses available while we need them so much in Crouch End - Pressure on transport and parking which is at the moment already very stressed - Insufficient schools and doctors - no plan for community use - too high too big in a part of Crouch End that is marked conservation area - what are the restoration plans?? No details have been submitted about the whole development
32	<p>Tom Hughes 12 Primezone Mews N8 9JP</p> <p>Objects to the proposal</p>	<p>As a resident of Primezone Mews (adjacent to the proposed Block A), my objection to the Planning Application is as follows:</p> <p>1) The proposed residential block is 7 storeys high, which is completely out of character with Crouch End and it risks changing the nature of the entire area. I believe that there are no other buildings of this size in the area, and the proposed designs in the application would be completely out-of-place in Crouch End.</p> <p>2) Are there plans for increased bus services out of the area, due to the increase of new residents and hotel guests? The bus queues for the W7 bus route in the morning are already very large, and the increased pressure on them will be unbearable.</p> <p>3) The plans for community use of the Town Hall are very vague - there are references to a 'performance space' - I am a theatre director by profession - but the main talk within the theatre industry is that there is no need for more spaces. There is also a relatively new performance space in Finsbury Park. Has this been fully thought out and how will the local community be consulted about what they need out of a community</p>

Appendix 6 – Neighbour Consultation Responses

		space at Hornsey Town Hall?
33	<p>P D Harrison Flat 7 12 Christchurch Road Crouch End Lonfon London N8 9QL</p> <p>Objects to the proposal</p>	<p>This development will dominated the landscape at 7 stories high, there is just nothing else that huge in the area. And as a consequence it will bring hundred of new residence into an area with already minimal transport and health infrastructure.</p> <p>We have two bus routes that go past the town hall, already over crowded in rush hour this development will accentuate the problem, parking spaces are also over subscribed, again this development will only increase this problem.</p> <p>As for the doctors surgery, waiting time for an appointment is currently at 3 weeks, this will only increase with so many new residence flooding the area.</p> <p>I understand Haringey council wants the investment in its area, but the area itself doesn't want, or need, another 150+ unaffordable properties built in it, it needs infrastructure not more residences.</p>
34	<p>Adam Gill 87 Uplands Road Crouch End London N8 9NH</p> <p>Objects to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <ol style="list-style-type: none"> 1) Lack of social housing. The proposal has zero affordable housing. The developer says it is not viable to include these but viability for the developer and viability for Crouch End and society as a whole is more important we demand open and transparent scrutiny of their Viability Report. 2) 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. 3) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. On top of the new development on Hornsey, High St will put pressure on Overland trains from Harringay and Hornsey and we know rail companies aren't going to react. 4) No plan for community use. 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? 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? 6) Too high and too big. The huge development will dominate our much-loved heritage buildings, the

Appendix 6 – Neighbour Consultation Responses

		<p>Town Hall and Public Library. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>7) No detailed restoration plans. The council and the developer have 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 or changes.</p>
35	<p>Danny Freedman 2 Ivy Gardens N8 9JE</p> <p>Objection to the proposal</p>	<p>This proposal is unacceptable on many levels.</p> <p>1. The original tender - which has now been awarded to FEC - was based on a far smaller development. That development was already too large and imposing and it was a disgrace that the Councils own committee passed the plans on the their own behalf. But this proposal goes way beyond that one. If the tender was based on the original permission then it follows that if the permission is to change then there should be a new tender. Otherwise, companies or organisations that might have been able to offer better solutions could consider themselves unfairly treated.</p> <p>2. The proposal drives a coach and horses through the conservation area. The building, at 7 stories, is far too big and will have an unacceptable impact on local residents in terms of light, views, encroachment, overlooking etc. If the conservation area is to mean anything then new residential developments should not be taller than existing ones.</p> <p>3. The impact on local services does not appear to be catered for. Schools, doctors, dentists etc. in this area are already oversubscribed. What provision is being made to cater for a large influx of people in the new flats.</p> <p>4. Parking is already very difficult in the surrounding roads. Even if permits are not to be issued to residents of the new housing that will not entirely prevent some increase in pressure on parking spaces. At the very least, the Council should consider extending the hours of restriction from 2 to all day during the week plus Saturdays.</p> <p>5. A number of other objectors have mention the pressure on public transport. The W7, in particular, is already struggling to cope at busy times including weekdays and weekends. Morning queues sometimes stretch right down to, and sometimes beyond, the Clock Tower and it is difficult to see how more buses could be accommodated given the limited spaces at both ends of the route.</p>

Appendix 6 – Neighbour Consultation Responses

36	David Orford 49 Nightingale Lane London N8 7RA Supports the proposal	I welcome this application as the best chance of getting something done at the townhall within a reasonable time period, otherwise I fear it will be another 10 years before anything happens. I am not concerned about the lack of affordable housing because I see the benefit coming from the refurbishment of the townhall itself. The developer should not be made to subsidise housing and do the refurbishment. Given the supposed profits to be made I think the worst excess of the development, adding an additional two stories to one of the blocks, should be rejected. Other than that this application has my full support.
37	Peter Devonald Flat 9, Linden Mansions Hornsey Lane London N6 5LF Objects to the proposal	I strongly object to the plans made for Hornsey Town Hall. While something desperately needs to be done with the development, this really isn't something that will help the community in any way, shape or form. The Town Hall is at the very centre of Crouch End and is the heart-beat of the community. As such it is absolutely vital that it helps cultivate the spirit and atmosphere of the area: getting this wrong will have massive implications for everyone living here. While housing obviously should play a part, especially "affordable", this also needs to be a proper venue for the arts --- there is so much potential for a thriving place for painting, theatre and beyond. There needs to be a far better balance in this application. Specifically: a) Crouch End needs an art centre. It is fantastic we now have two independent cinemas, but there are so many actors, writers, directors, artists, theatre and film crew members in the region: a centre point for all this energy and activity would be profitable for everyone. Even if half of the regeneration was completely a public space - then it will reward everyone. The site is a cultural icon that shouldn't be squandered lightly. b) Over a hundred local people run businesses from the Town Hall at the moment - they are the heart-beat of the community. Will they be given adequate replacement rooms? c) I can't see in the extensive documents proper restoration plans for the building: have I missed something? The Town Hall is a jewel in Crouch End, a vital important space that needs to be preserved and loved. Something needs to be done to rejuvenate and renovate - but is this really the right plan and strategy for this building? We must tread carefully because a wrong step now and the building will be lost for future generations. d) With any major development that includes massive numbers of houses you have to question what impact so many new residents will have in the general area: is the infrastructure in place? Are there enough doctors and schools? Or Parking places and provision of buses? There needs to be more impact studies in this regard. If there was a better balance between art centre and new housing then a better balance could be found.

Appendix 6 – Neighbour Consultation Responses

		Thank you for your consideration. Please tread carefully in this decision as the implications will not just last our lifetime, but for generations to come.
38	Paul Rock 10 Ivy Gardens London N8 9JE Objection to the proposal	I support in principle the necessity of restoring the town hall buildings and am happy about the proposal to include housing in the plan. What concerns me, and many other people locally, is the scale of the proposed building, the number of apartments envisaged, the absence of affordable housing and the very real prospect of much greater congestion from the additional street parking required. It must be the case that this development will dwarf the surrounding streets in what is a conservation area and impose considerable strain on the provision of parking. I urge the council to insist on curtailing it so that it does not overwhelm the neighbourhood.
39	Peter Whincup Anja Griffioen 8 Aubrey Road Crouch End N8 9HH Objection to the proposal	<p>I am writing in connection with the above development plans for Hornsey Town Hall and the associated areas. I wish to object to these proposals on the following grounds:-</p> <p>1) The scale of the development</p> <p>The proposed development (7 storeys) is entirely out of keeping with the neighbourhood (mainly 2-3 storeys) and will dominate the key neighbouring buildings, the Town Hall and Public Library.</p> <p>2) Huge pressure on transport and parking</p> <p>Public transport is already struggling; the W7 in the rush hour already has difficulty coping with passenger demand. The new residents that will live and work in the proposed development will stretch the service to breaking point.</p> <p>There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. The pressure on finding parking for local residents in the surrounding streets is already excessive, especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has absolutely no affordable housing, even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these, a position which appears completely unreasonable. There are no assurances provided that the accommodation will be sold to UK residents, rather than to overseas investors.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>4) Insufficient schools and doctors</p> <p>The local authority has made no plans to increase the numbers of school places, doctors and dentists in the area that serving the development. Schools and doctors/dentist surgeries are already oversubscribed and this situation will surely get worse.</p> <p>5) Provision for community use</p> <p>No assurances have been provided about maintaining the thriving Arts Centre which is currently based in the Town Hall, nor the large number of local businesses being run from the building.</p> <p>6) Restoration plans for the Town Hall</p> <p>No detailed plans have been made public for the work to restore the Town Hall, which is an iconic and unique building. It is not at all clear that the Far East Consortium is an appropriate custodian for this precious local facility. We believe that much tighter regulation of this development would be required before it is given serious consideration.</p>
40	<p>Joshua Dixon 57B Tottenham Lane N8 9BD</p> <p>Objection to the proposal</p>	<p>I believe the FEC does not have the interests of the local residents at heart in their plans. I support the principles behind the move, to ensure we can guarantee the future of HTH. I do not, however, think the plans for zero affordable housing is acceptable. This is something we must resist and demand better.</p>
41	<p>David Ziemann 4 Palace Rd London N8 8QJ</p> <p>Objection to the proposal</p>	<p>No affordable housing. No commitment to community access. A seven-story block of flats will dominate the G2 treasure which is HTH.</p>
42	Lesley Buchan	I am writing in connection with the above development plans. My objections are as follows:

Appendix 6 – Neighbour Consultation Responses

	<p>23 Drylands Road Crouch End London N8 9HN</p> <p>Objection to the proposal</p>	<ol style="list-style-type: none"> 1) Lack of social housing. The proposal has zero affordable housing. The developer says it is not viable to include these but viability for the developer and viability for Crouch End and society as a whole is more important we demand open and transparent scrutiny of their Viability Report. 2) 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. 3) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. On top of the new development on Hornsey, High St will put pressure on Overland trains from Haringay and Hornsey and we know rail companies aren't going to react. 4) No plan for community use. 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? 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? 6) Too high and too big. The huge development will dominate our much-loved heritage buildings, the Town Hall and Public Library. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. 7) No detailed restoration plans. The council and the developer have 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 or changes. 8)
43	<p>Max Clayton Clowes 84 Cecile Park London N8 9AU</p> <p>Objection to the proposal</p>	<p>I am excited by the prospect of the Crouch End community expanding, something this proposed development would deliver. However, the resources of Haringey are currently extremely stretched, so any significant development needs to be carefully considered. Without a clear and detailed plan of exactly how Crouch End Broadway's infrastructure would be amended to facilitate an influx of new residents, this project should not proceed.</p> <p>Haringey's transport links are already stretched, with commuters forced to queue for extended periods of time as full buses pass by. In the heart of the Broadway, and given the limited availability of parking, this development will increase pressure on the already critically strained W7, 91 and 41 routes. Perhaps this</p>

Appendix 6 – Neighbour Consultation Responses

		<p>could be alleviated through boosting cycling, if only the borough had the cycle lanes and other provisions needed to handle high volume cycle-based commuting. A detailed plan with commitment from the council is needed of how this could be managed - a few more buses at peak times is not enough.</p> <p>This lack of appropriate infrastructure extends beyond travel. Waste services, policing, healthcare and education services are all stretched in Haringey, and similar worries spring to mind when considering the implications of this development.</p> <p>Finally, the plan is not in-line with the symbolic nature of this building. This development proposal lacks fails to consider opportunities for community use, supporting local businesses, and critically, much needed social housing, and therefore is not aligned with the values of this borough's constituents.</p>
44	<p>M A Griffiths 69 Weston Park N8 9TA</p> <p>Objection to the proposal</p>	<p>I object to the proposed development on a number of grounds, not least because any housing added to the area should be affordable/social housing and certainly not 6 or 7 storeys high. The Crouch End area is one full of rather splendid low rise architecture. The old Town Hall building needs to be restored and used as a centre for the community as a whole.</p>
45	<p>Peter Joslyn Flat 2 29 Rosebery Gardens London N8 8SH</p> <p>Neither supports or objects</p>	<p>I would want to see at least 50% of the properties available to be truly affordable housing, as house and flat prices are currently driving out residents. This will not help. Also this building and the surrounding grounds are valuable to the community and don't require monetising. The green area at the front should be free for all to enjoy without being bombarded by shops and other types of retailers.</p>
46	<p>Greg Gordon 6 Etheldene Avenue London</p> <p>Objects to the</p>	<p>The proposed seven storey high residential block is out of keeping with the much lower 4-5 storey buildings in Crouch End. It therefore appears to contravene the Conservation Area guidelines. It will overshadow the Town Hall and Library. In the 2010 planning approval the block was 4 storeys high and if on that basis FEC was able to submit a winning OJEU bid the scheme should still be viable with a four storey block.</p> <p>I also believe that this application should be called in by the Mayor despite it being 4 units short of the 150</p>

Appendix 6 – Neighbour Consultation Responses

	proposal	dwelling guideline, given the scale and importance of this development.
47	<p>K.R. Loveday Flat 1 49 Weston Park N8 9SY</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these – we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p>

Appendix 6 – Neighbour Consultation Responses

		<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</p> <p>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>I also wish to object to the difficulty encountered when trying to place this WHPRA form letter (the content of which I endorse) via the council's website. Any one would think you didn't want to facilitate negative feedback despite the spin you publish to the contrary.</p> <p>As always when dealing with Haringey Council, this has been time-wasting hassle.</p>
48	<p>J P Bullock. 25 Clifton Rd. London N8 8JA.</p> <p>Objects to the proposal</p>	<p>With regard to HGY/2017/2220 (Town Hall Conversion etc) I wish further to object to the height of the flats applied for. & stories will change the profile of the centre of the 'village' and is universally objected to by all of those residents that I have spoken to. The community will have to live for over a generation with such a serious blight, upwards is certainly not 'onwards' in this case. A concession here can only be regarded as a sort of moral cowardice by the council in the face of the claims (no doubt understated) of profit.</p> <p>Yours faithfully</p>
49	<p>Adrian Essex 7 Fairfield Road Crouch End London N8 9HG</p> <p>Objection to the proposal</p>	<p>I object to the way the process is being handled. Today 61 of the originally submitted documents have been marked as "superseded". This is far too high a number to be acceptable, especially as the most important document (EVA) is yet to be submitted. In effect this submission, almost at the end of what would have been the original consultation period, nullifies the benefit of granting an extension to the consultation period.</p> <p>I have brought this to the attention of the case officer who has apparently misunderstood the import of my message. Our email exchange is below.</p> <p><i>James</i></p>

Appendix 6 – Neighbour Consultation Responses

		<p><i>The system does now seem to be back in action.</i></p> <p><i>My problem now is that there are 61 documents marked as 'superseded' one month after the supposed valid date. I and a great many other people have devoted huge amounts of time to studying those documents and to understanding the planning implications of them. I contend that it is not now fair to expect us to go through them all again looking for subtlety and nuance in the changes which might remove or exaggerate any objections we may have. This resubmission has effectively nullified the time extension granted by your department. I request that the current be withdrawn, and a new application made with a full consultation period allowed.</i></p> <p><i>It is also distressing to read as a footnote to the revised application letter:</i></p> <p><i>"Please note these are highly indicative, are subject to change as the design progresses, and have not be analysed for accurate structural sizes. They have not been reviewed with the planners or other parties which may further affect the final design. Any decisions to be made on the basis of these, whether as to project viability, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes." so that even now we do not know what it is we are being consulted on.</i></p> <p><i>I have also seen a letter from Emma Williamson in the public domain that new viability data would be made publicly available. I have not found a new viability assessment on the application web page. Does this mean the data is being withheld, or that there are yet further changes to come.</i></p> <p><i>It seems to me that this process is being very badly handled, and has been made worse by the intervention of our local councillors https://crouchendlabour.wordpress.com/2017/08/09/open-letter-to-fec/ I look forward to your response.</i></p> <p><i>Adrian</i></p>
50	Lulu Shooter 18 Southern Road London N2 9LE	<p>I think it would be beneficial for everyone to prioritise the existing plans for the community use of the town hall. Furthermore, services such as a safe space or shelter for vulnerable people would also help keep the Town Hall as working for the community. I like the idea of cycle spaces, and a pedestrianised area outside with spaces for children to play would also promote good community health.</p>
51	Wyatt Sylvette 31a	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <ol style="list-style-type: none"> 1) Lack of social housing. The proposal has zero affordable housing. The developer says it is not viable to include these but viability for the developer and viability for Crouch End and society as a whole is

Appendix 6 – Neighbour Consultation Responses

	<p>Tivoli road Crouch End London N8 8RE</p> <p>Objects to the Proposal</p>	<p>more important we demand open and transparent scrutiny of their Viability Report.</p> <ol style="list-style-type: none"> 2) 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. 3) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. On top of the new development on Hornsey, High St will put pressure on Overland trains from Haringay and Hornsey and we know rail companies aren't going to react. 4) No plan for community use. 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? 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? 6) Too high and too big. The huge development will dominate our much-loved heritage buildings, the Town Hall and Public Library. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. 7) No detailed restoration plans. The council and the developer have 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 or changes.
52	<p>Lewis Pearson 17a Topsfield Parade Crouch End London N88PP</p> <p>Objects to the proposal</p>	<p>1. No affordable housing</p> <p>It's 2017 and I'm currently living out of a small room in the heard of Crouch End, a small room that I pay a lot of money to live in. I'm sure there are many Crouch End residents in similar positions struggling to get by so to not have an emphasis on affordable housing in the application is an utter insult to people who live here.</p> <p>2. More pressure on transport and roads</p> <p>Living on the Broadway I know too well how busy the road gets, noise pollution and air pollution are already a huge issue for the area. No plans detail how this will be dealt with with an increased population. How will the already overcrowded busses cope? Are they going to be more frequent? I've had days where the 91 (a</p>

Appendix 6 – Neighbour Consultation Responses

		<p>bus that begins in Crouch End) is full before it has even LEFT Crouch End. As an area that relies on buses surely there needs to be plans for increased transport funding in the area if the development was to go ahead?</p> <p>3. Loss of local businesses</p> <p>Replacing local businesses with a hotel!? Is there any demand for a hotel in the center of Crouch End? There are no direct links to central London, I can't think why a hotel is needed or even wanted here. Has any thought been put into whether or not a hotel would even be used in Crouch End?</p> <p>4. Destruction of a community</p> <p>The biggest shock for me when I moved to Crouch End was the sense of community. I've never felt anything like the sense of community Crouch End has in any other part of London. Everyone here is friendly, local businesses thrive and it makes spending time here lovely.</p> <p>I've attended many community events at the Town Hall, one that I found the most emotional was the Crouch End Festival. This community aspect is priceless it's what makes Crouch End special and to risk it by changing something like the Town Hall which is in many ways the heart of the community shows a complete disregard for the people the council is meant to serve.</p> <p>Finally I object because Crouch Enders have always objected, since day one we've objected and instead of listening to the people the council were elected to serve they have ignored us and ploughed ahead anyway.</p>
53	<p>Lucy Bradshaw Flat 1, 46 Stanhope Road London N6 5AJ</p> <p>Objection to the proposal</p>	<p>I object to the car park being used to build unaffordable housing. We have a need for social housing. The car park should be used for 80% or 100% social housing. This is the Council selling off public space to private developers to make money where the community needs are not met. Very, very disappointing. I object. Social housing is needed and should be included in the application at a very high %.</p>
54	<p>Gareth Davies 43</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Lack of social housing. The proposal has zero affordable housing. The developer says it is not viable</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Weston Park Crouch End N8 9SY</p> <p>Objects to the proposal</p>	<p>to include these but viability for the developer and viability for Crouch End and society as a whole is more important we demand open and transparent scrutiny of their Viability Report.</p> <ol style="list-style-type: none"> 2) 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. 3) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. On top of the new development on Hornsey, High St will put pressure on Overland trains from Haringay and Hornsey and we know rail companies aren't going to react. 4) No plan for community use. 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? 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? 6) Too high and too big. The huge development will dominate our much-loved heritage buildings, the Town Hall and Public Library. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. 7) No detailed restoration plans. The council and the developer have 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 or changes.
55	<p>Philippa Shallcrass 43 Weston Park Crouch End London N8 9SY</p> <p>Objects to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <ol style="list-style-type: none"> 1) Lack of social housing. The proposal has zero affordable housing. The developer says it is not viable to include these but viability for the developer and viability for Crouch End and society as a whole is more important we demand open and transparent scrutiny of their Viability Report. 2) 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. 3) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats,

Appendix 6 – Neighbour Consultation Responses

		<p>hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. On top of the new development on Hornsey, High St will put pressure on Overland trains from Harringay and Hornsey and we know rail companies aren't going to react.</p> <ol style="list-style-type: none"> 4) No plan for community use. 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? 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? 6) Too high and too big. The huge development will dominate our much-loved heritage buildings, the Town Hall and Public Library. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. 7) No detailed restoration plans. The council and the developer have 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 or changes.
56	<p>Andrea valdez 3 Sandringham Gardens London N8 9HU</p> <p>Objects to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <ol style="list-style-type: none"> 1) Lack of social housing. The proposal has zero affordable housing. The developer says it is not viable to include these but viability for the developer and viability for Crouch End and society as a whole is more important we demand open and transparent scrutiny of their Viability Report. 2) 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. 3) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. On top of the new development on Hornsey, High St will put pressure on Overland trains from Harringay and Hornsey and we know rail companies aren't going to react. 4) No plan for community use. 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?

Appendix 6 – Neighbour Consultation Responses

		<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?</p> <p>6) Too high and too big. The huge development will dominate our much-loved heritage buildings, the Town Hall and Public Library. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>7) No detailed restoration plans. The council and the developer have 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 or changes.</p>
57	<p>Jenny Titchmarsh 32 Fairfield Road Crouch End London N8 9HG</p> <p>Objects to the proposal</p>	<p>I would like to object to the planning application for a seven story building, which would be totally overbearing to surrounding Residential properties and would set a precedent in the area for other oversized blocks to receive planning permission in the future, as well as putting more pressure on local amenities which are already overstretched. The local streets are already overcrowded with vehicles and the bus queues in the morning for the W7 are already ridiculous outside the town hall. Please listen to the residents and Make the building lower and realistic for the size of crouch end's infrastructure.</p>
58	<p>Mr Vic Upson 10 Aubrey Road London N8 9HH</p> <p>Objects to the proposal</p>	<p>I am writing in connection with the above development plans. I personally feel that this proposal is being rushed through during the summer holidays, not enough consideration is being put into the impact it will have on the area.</p> <p>My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>Bus services at rush hour are already over stretched . I don't believe there is</p>

Appendix 6 – Neighbour Consultation Responses

		<p>enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park, even more annoying when we have to pay residents parking too.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these – we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>The developer has failed to set out a detailed programme for the restoration</p>
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Appendix 6 – Neighbour Consultation Responses

		work, which is the primary reason for the development. Are they the right custodians? Haringey must demand full assurances.
59	<p>Tamzin Outhwaite 33 Weston Park N89SY</p> <p>Objects to the proposal</p>	<p>On a community level....</p> <p>The proposed building is too high and will dominate the skyline, ruining the landscape, including views of Hornsey Town Hall / Arts Centre and the surrounding area. Contrary to the developers claims, housing on Weston Park is not 4 storeys high. Two storeys plus a roof (of which some properties incorporate attic rooms etc) is the real and accurate figure. The proposed 7 storey apartment block is far too high and completely out of keeping the look and feel of our conservation area. I appreciate that the development will be pushed through in some form, so a compromise of 4 storey apartment blocks would be fair to both sides (the developer and the local community)</p> <p>Parking - at many different times of the week, it is nigh on impossible to find car parking anywhere near our house. With 2 young children, plus whatever shopping I have to carry, this makes life unnecessarily difficult. Everyone in the community is aware and unhappy with the current situation regarding parking in the area. The proposal to bring circa 500 new residents into the area with only 40 new parking spaces created is going to make an already bad situation into an untenable one. This influx of new residents will also have an adverse effect on an already stretched public transport system during peak / rush hours.</p> <p>Can our councillor prove to us that this development is actually going to benefit the community? Or, is it, as seems to be clear from the lack of care of support for the Crouch End community, just a money making exercise for an organisation that avoids paying (their fair share of) tax in the UK?</p> <p>What are the restoration plans for the site? As we have been advised by Haringey council, this was a prerequisite to any approval and fundamental to the whole development being considered. Where would the potential new families moving to the area be sending their children to school? What impact does this have on the families and schools already in the area? The same questions n need answering with regards to doctors surgeries.</p> <p>We are also extremely concerned about the impact and loss of community interaction resulting from the loss of the arts centre which provides an invaluable service to us as a tight knit community.</p> <p>On a personal level I have lived in this area for 20 happy years, and the feel of this community would drastically change if this was to go ahead. I bought my house (33 Weston park) on the understanding and proof at the time of it's privacy. The top 4 floors of your proposed building would be able to see directly into</p>

Appendix 6 – Neighbour Consultation Responses

		my rooms and garden. This is unacceptable. 40% of sunlight would be lost in my garden and the whole back of the house. I strongly oppose these plans!
60	<p>Paul Muirhead 145 Nightingale Lane Hornsey N8 7LH</p> <p>Objects to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate and overshadow our local heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with the conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets, especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these. Social housing is an area Haringey Council should be concentrating on developing and must insist on the inclusion of this if planning is to be inclusive of the existing local and wider community's needs current and future.</p> <p>4) Insufficient health and education provision</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p>

Appendix 6 – Neighbour Consultation Responses

		<p>6) No plan for community use or access</p> <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</p> <p>The developer has failed to set out a detailed programme for the restoration work, which is the primary reason for the whole development. Are they the right custodians? Haringey must demand full assurances in relation to the whole development.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use or access</p> <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</p> <p>The developer has failed to set out a detailed programme for the restoration work, which is the primary reason for the whole development. Are they the right custodians? Haringey must demand full assurances in relation to the whole development.</p>
61	Lara Wahab Flat 30b Topsfield Parade Tottenham Lane N8 8PT	<p>It's shocking and sad to read that yet another community is being failed by our government, this time in the form of the local council allowing a corporate giant to move in and make money out of the community, filled with empty promises of regenerating this beautiful building. It's like watching an episode of Eastenders but unfortunately it's real life.</p> <p>A few points to raise on this one that culminate in my objection to the plans:</p>

Appendix 6 – Neighbour Consultation Responses

	Objects to the proposal.	<p>- Crouch End's architecture is unique and rich in heritage. The high rise block will ruin the look and feel of the surroundings and likely negatively impact the flora and fauna of the area. We need to do more to conserve nature areas.</p> <p>- Transport will be negatively affected. I get the W7 bus to Finsbury Park every day and queues for the bus can often go down to the clock tower in the morning and sometimes you are left waiting for over 30 minutes in the evening to get the bus from Finsbury Park station back in the evening. This is a long standing issue and will not be helped at all by 500 extra residents whether they get the bus or add to traffic through personal car use.</p> <p>- I just about scrape by to pay my rent in London without a second job and I've seen the effects gentrification of an area has on the local community. I wouldn't be able to afford to live in a studio flat let alone a one bed flat so rely on house shares. God knows what a single mother with children does in London. It seems unjust that housing would be built that wouldn't cater to this section of society at all; a flagrant display of greed and capitalism.</p> <p>- I am a Type 1 diabetic and am lucky that I'm part of such a great Dr's surgery on Crouch Hall Road, but they are already INUNDATED with patients. How will they cope with 500 extra residents and I'm certain there is no sign of extra funding for them.</p> <p>- No detailed restoration plans - this really alarms me. This is the primary reason first and foremost for appointing the contract to an external developer so this should be a given to provide. Where are the plans? How can we trust a company concerned with making money to care about maintaining the heritage and beauty of the building?</p> <p>- What's in it for the community? This is meant to be an arts centre for the community to bring people together. This needs to be mandated. I object to the plans and think that the residents of Crouch End deserve to have their fears and concerns listened to.</p>
62	Susan O'Neill Flat 2, 43 Crouch Hall Road London N8 8HH	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. This will have a significant impact on the local community.</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Objects to the proposal.</p>	<p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of 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</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>The developer has failed to set out a detailed programme for the restoration work, which is the (primary) reason for the (whole) development. Are they the right custodians? Haringey must demand full assurances.</p>
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Appendix 6 – Neighbour Consultation Responses

63	<p>Alexis and Al Hogg 21 Primezone Mews Crouch End N89JP</p> <p>Objects to the proposal.</p>	<p>We wish to register our objection to the plans for the re-development of the Hornsey Town Hall and the seven story block bordering Primezone Mews.</p> <p>The reason we live in Crouch End is because of its uniqueness. intimacy, character, and self-contained functionality . The HTH is used for a variety of functions by from real people in the community: Small businesses hold a range of services and activities there; the building is host to a thriving arts scene; numerous concerts and arts programmes take place regularly and it is often used for interior and exterior film locations. of the HTH. With Disney just having finished filming a production of 'Christopher Robin' there, we cannot readily see how a hotel taking the place of the HTH would be of any overall benefit to the area.</p> <p>The carpark between the library and Primezone Mews is an eyesore, but there is widespread agreement that it needs to be developed sensitively. However, a seven story building is simply too highly high and not in keeping with the nature of the rest of the area.</p> <p>Specifically, we object to the FEC development plan for the 7 story building for the following reasons:</p> <p>1) Loss of light/overshadowing: The proposed structure in spite of photographs that suggest otherwise, will blot out the sun for Primezone residents who have private terraces that will face it. This is an incontrovertible fact.</p> <p>2) Overlooking/loss of privacy: From the highest floors it will be possible to see into some residents' terraces which challenges all aspects of privacy. Some windows will also share a mutual line of sight.</p> <p>3) Cars affecting parking and traffic: The extra 40 parking spots provided by the plans are manifestly not enough to service 140 new residences plus a hotel.</p> <p>4) Effects on public transport: we are not located near a tube and hence the commuters of Crouch End rely on buses that are already jammed with passengers in the rush hour. Your plan will worsen an already bad situation. Are there any proposed changes in public transport to accommodate the extra commuters?</p> <p>5) The impact on local services: Dental and medical surgeries are already overprescribed. Are there enough places in the schools for all of the new students?</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>6) Noise and disturbance resulting from use during development: as we live adjacent to the proposed development we will be adversely affected by the construction for years to come.</p> <p>With all of the above points in mind we beg you to reconsider (especially since it must be in the mutual interest to avoid the much discussed legal alternatives available to our community, which would promise a prolonged and acrimonious struggle).</p>
64	<p>Jonathan Durham 43 Weston Park Crouch End London N89SY</p> <p>Objects to the proposal</p>	<p>I have rented here for years the property that I live in must be 3 million in todays market I find it a bit suspect that a developer can buy a site that large for the price of a beautifully done house.</p> <p>The 7 stories of flats proposed will look over many lovely private garden the community is gaining nothing in respect to enriching our lives, no plans to utilise the beautiful space that has served the community for years, surely this is wrong?</p> <p>The people need to have a say there is not the plans or infrastructure to support a development of this magnitude buses, schools doctors dentists etc etc parking don't start me on the parking please if there is a voice to be heard I would like to share mine with respect and also common sense</p>
65	<p>Tamzin Outhwaite 33 Weston park London N89SY</p> <p>Objects to the proposal</p>	<p>The proposed building is far too high and not in keeping with the surroundings of the conservation area. 7 floors and 144 extra flats with insufficient pkg spaces is ludicrous and I am astounded that anyone has let it get this far. there is not enough pkg in the area now, let alone with this.</p> <p>The landscape and skyline will be ruined completely. I bought this house as it was private and privacy was and is extremely important. I went and stood on the second floor of the current building and its clear that anybody living above there would be able to see into my rooms and garden. 40% of sunlight will be blocked too.</p> <p>how will crouch end cope without extra school places, transport,doctors,parking? I have lived here for 20 happy years and feel the loss of the town hall for the community and the arts would be tragic. I strongly object to these ludicrous plans.</p>
66	<p>Ian McGregor 2 Dashwood Road</p>	<p>The proposed housing development of 7 stories is completely out of character with the surrounding environment. Allowing this development to go ahead would also allow further developments of this size which could rapidly change the character of Crouch End.</p>

Appendix 6 – Neighbour Consultation Responses

	Crouch End N89AD Objects to the proposal	
67	K Griffiths 74 Chadwell Lane London N8 7RW Objects to the proposal	<p>I object to this application for the following reasons:</p> <ol style="list-style-type: none"> 1) Loss of outlook & sunlight/overshadowing 2) Overlooking/loss of privacy - for local residents. 3) Highway issues - specifically, increase in cars affecting demand on local parking and traffic volume. The parking proposed is insufficient to service 140 new residences and the hotel. 4) Exacerbation of pressures already present with regards to local transport infrastructure and services. 5) Impact on local services, including schools, GP surgeries, & dentists. 6) Noise and disturbance from construction and overly dense amount of new buildings. 7) Layout & density of building design in terms of too tall and too intrusive mass - re: the proposed Building. 8) Adverse impact of nature conservation interest - re: threat to ongoing provision of maintained green public square space, with much valued mature trees.
68	CENF Comment	(Comment moved to Neighbourhood Groups List)
69	Sharon Louth Shanklin Road N8 8TJ Object to the proposal	<p>I would like to object to the proposals For Hornsey Town Hall on the following grounds:</p> <ol style="list-style-type: none"> 1. Use - the 'aparthotel' is an inappropriate use, as there is no evident need from local people 2. The number of residential units is not justified, in the light of the financial information known, this level of development is not required to make the development viable to the developer. It is simply a means of maximising profit, 3. There is no social /affordable housing in the development, this goes against agreed local policies, London strategies and what is needed in the local community. In the light of (I believe underestimated) profits there is no justification for for not including for the target of 40%

Appendix 6 – Neighbour Consultation Responses

		<p>4. The parking / traffic proposal is flawed and unrealistic. 146 unit, plus the apart hotel plus the community art centre will require more than 40 spaces. Overspill of visitors etc on to local roads is not acceptable and the answer is not to enforce parking restriction for longer hours. 146 flats with little easy access to cars, will create a lot of deliveries and taxi runs increasing volume of vehicles on weston park to unacceptable levels.</p> <p>The proposal the residents will be able to give and hour notice of deliveries is proposeterous and not a reasonable delivery management strategy. The solution is to reduce the density of the development,</p> <p>4 What provision is made for the services required by older and disabled people to support their living at home. Here will the plethora of visiting professionals and care gives (most of whom arrive by car) go, or is the proposal only for young and able bodied people?</p>
70	<p>Bahar Rokni 24 Shaftesbury Road</p> <p>Objects to the proposal</p>	<p>I strongly object to this planning application on the grounds of:</p> <ol style="list-style-type: none"> 1. there is already immense pressure during peak periods on the public transport in Crouch End, buses are at capacity already with very large queues. Many people have to wait for several buses to go past every morning and evening before we can board one. The extra pressure from 7 storeys of flats and a hotel will be unbelievable. 2. Parking is already a nightmare in Crouch End. The hotel and flats application has completely inadequate parking for the proposed number of people. 3. GP surgeries are already very stretched with long waits for appointments. 4. There is very little detail in these plans on how such an important and historic building will be renovated and whether this will be sympathetic. 5. There is no affordable housing in this proposal. 6. A 7 storey building will be completely out of character for crouch end and will ruin the skyline behind the beautiful town hall. 7. There has been very little consideration for the local businesses that are being forced out of this community space. 8. Where is the substitute community space if the town hall is taken away? <p>The hotel itself is bad enough, but 7 storeys of flats in such a small and historic place is just ridiculous. The developer is not considering the character or residents of Crouch End at all and will be ruining the community feel.</p>
71	<p>Miranda Pattinson Red Bungalow 63C Cecile Park</p>	<p>I object that there is now no affordable housing in this development. The original number was too low and way outside targets, it is unacceptable that even the 4 units have been "lost", especially since the developer stands to make £22 million on the project. Given the shortage of affordable housing, this is unacceptable.</p>

Appendix 6 – Neighbour Consultation Responses

	<p>London N8 9AX</p> <p>Objection to the proposal</p>	<p>The 7 storeys is too high and will affect the sight lines in the area. The original proposal was for a "boutique" hotel, which would have brought visitors to the area, boosting the local economy (especially food and drink places). Serviced apartments with kitchens are more likely to be used by longer term tenants who will self cater and not use local restaurants. The benefits may go to the big supermarkets in Crouch End, who sell ready meals, rather than to smaller independent restaurants and bars. It is worrying that there is little parking space in the development when there is already a shortage in the area.</p> <p>There need to be watertight plans for public use of the Town Hall Square and the rooms inside the Town Hall. Ensuring this is essential before the Planning Application is accepted.</p>
72	<p>Martin Gray 7 Weston Park London N8 9SY</p> <p>Objects to proposal</p>	<p>Further to my recent comments I would like to support the findings here: http://www.planningservices.haringey.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=993469</p> <p>4. Massing, Footprint & Daylight</p> <p>The new buildings occupy too much of the site, are built too close to the boundaries, and the large footprint has left no room for the Heritage buildings to 'breathe'. The 'canyon' effect which was the concern of the planners has not been addressed between Blocks A and B.</p> <p>In addition, there is a detrimental effect on existing neighbours: The Mews block is built very close to the boundary, causing issues with overlooking and Block A towers above Primezone Mews. The proposed development has an impact on daylight and sunlight for adjoining neighbours, both within their properties and also on their amenity spaces. There is also an impact on available daylight and sunlight within the development itself.</p> <p>We disagree with the following:</p> <p>Hornsey Town Hall Sunlight and Daylight Assessment, 10.4 The Proposed Development will relate well to the neighbouring residential properties. Where there are deviations from BRE guidance in terms of VSC and NSL alterations, these are considered to be minor in nature and acceptable due to the relatively minor alteration in VSC and NSL values when compared to the Consent.</p> <p>The scheme has not been developed in the context of best practice guidance. The following document gives guidelines for overshadowing of neighbours. This scheme contravenes these guidelines: it is built too near to the boundary and is too high, thus overshadowing neighbouring</p>

Appendix 6 – Neighbour Consultation Responses

		<p>amenities and open space within the development itself. We draw your attention to The BRE guidelines extracted below:</p> <p>BRE SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE.</p> <p>Paragraph 3.3 "Good site layout planning for daylight and sunlight should not limit itself to providing good natural lighting inside buildings. Sunlight in the spaces between buildings has an important impact on the overall appearance and ambience of a development. It is valuable for a number of reasons: -To provide attractive sunlit views (all year) -To make outdoor activities like sitting out and children's play more pleasant AND: The availability of sunlight should be checked for all open spaces where it will be required. Page 14: "This guidance applies both to new gardens and amenity areas and to existing ones which are affected by new developments. It is important to realise that the area-based guideline is very much a minimum standard."</p> <p>We believe this scheme flaunts good practice guidelines in relation to overshadowing of its Neighbour's amenity spaces and in relation to daylight and sunlight across the development. We have done our own 3D modelling to show this, attached at the end of this letter. We want the applicant to provide all year round accurate 3D daylight modelling for the site and surrounding streets, to show the effect of overshadowing throughout the year.</p> <p>Furthermore it seems clear that the Mews building is even higher than what was submitted back in 2010? Therefore having an even greater impact on Daylight in several properties. The impact is compounded on the Weston Park buildings 5 - 11 as the affected elevation is the south facing elevation so in winter in particular there will be no daylight at all front or back in these dwellings.</p>
73	Rosalind Dodd 38a Mount View Rd London N4 4HX	<p>I think the development plans are wrong.</p> <p>1)Too High and too Big. 7 stories is out of keeping with our Conservation Area where most properties are 2-3 stories high.</p> <p>2)There is huge pressure on public transport and parking already, and not enough public transport, ie the</p>

Appendix 6 – Neighbour Consultation Responses

	Objects to the proposal	<p>W7 is too full in rush hour. Only 40 new parking spaces is not enough when residents already find it hard to park in local streets especially at night.</p> <p>3) The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. We contest the Developer's Viability Report and demand open and transparent scrutiny of it.</p> <p>4) there are insufficient schools and doctors. These are currently oversubscribed and will get worse.</p> <p>5) Loss of local independent businesses. These feed the local economy. Where will the 130 local independent businesses go when replaced by a hotel and a few hot desks.</p> <p>6) There is no plan for community use. 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) There are no detailed restoration plans, which is the primary reason for the development. Are these developers the right custodians? Haringey must demand full assurances.</p>
74	<p>Tam Neal 32 Gisburn Mansions Tottenham Lane Hornsey London N8 7EB</p> <p>Objects to the proposal.</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p>

Appendix 6 – Neighbour Consultation Responses

		<p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>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>
75	<p>Nurul Shamir 84 Cecile Park N8 9AU Objection to the proposal</p>	<p>I write to you regarding the development plans for Hornsey Town Hall. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p>

Appendix 6 – Neighbour Consultation Responses

		<p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>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>
76	C Locks	I strongly object to this application. What is proposed is much too big and too high, and it overshadows the

Appendix 6 – Neighbour Consultation Responses

	30 Mount Pleasant Crescent N4 4HP Objection to the proposal	town hall and library. It is totally out of keeping with the conservation area. It is outrageous that no social housing is provided. Finally I am worried that 146 flats and a hotel will overload local services, including the W7 bus.
77	Rheea Aranha Flat 7 Prime Zone Prime Zone Mews N8 9JP Objection to the proposal	The development need to be reduced in size and number of new homes as the current facilities in the area are already over stretched.
78	Andy Bell 24 Fairfield Road London N8 9HG Objection to the proposal	This development will have a lot of negative impact on services for current Crouch End residents from pressure on residents parking places to school places to the fact that the building will overshadow a residential area.
79	Eleanor Turnbull 113A North View Road London N8 7LR Objects to the	I am writing in connection with the above development plans. My objections are as follows: 1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.

Appendix 6 – Neighbour Consultation Responses

	proposal	<p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>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>
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Appendix 6 – Neighbour Consultation Responses

80	<p>Tim Knight 58 Denton Road Crouch End London N89NT</p> <p>Objects to the proposal</p>	<p>This development will cast a Hugh shadow over the village. It is completely not in keeping with the size and feel of crouch end. The size and affect of so many apartments and hotel will cause pressure pollution and crime to rise in the area. The development needs to be sympathetic to the the area and feel of the village.</p>
81	<p>Adam Sharples 17 Glasslyn Road London N8 8RJ</p> <p>Objects to the proposal</p>	<p>I oppose this planning application on the following grounds:</p> <ul style="list-style-type: none"> -Overlooking - the proposal would lead to previously private areas in neighbouring homes being significantly overlooked. -Overshadowing - the height and closeness of the development to neighbouring residential properties would be such that unreasonable overshadowing would occur. -Overbearing - the scale of the proposed blocks of flats, rising up to seven stories high, would mean that the development would have an oppressive impact on the surrounding area. The buildings would crowd the space around the Town Hall and Library which are both listed buildings. -Out-of-character -the scale and design of the proposed blocks of flats would be out-of character with the surrounding area which consists largely of two storey brick built Victorian homes. <p>The central purpose of the contract between the Local Authority and the Developer is to ensure the Town Hall can be restored and opened for community and public use, yet this application does not explain clearly how this use will be assured.</p>
82	<p>Flynn Sarler</p> <p>4 Chimes Terrace N8 8BE</p> <p>Objects to the proposal</p>	<p>My objection is to the 7 storey structure.</p>
83	<p>Arina Zharikova 21</p>	<p>Principle - The very nature of the proposal is inappropriate as it is not considering the local community, will result in loss of local small business and negatively impact the character of Crouch End.</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Avenue Road London N6 5DH</p> <p>Objects to the proposal</p>	<p>Out-of-character and Overbearing - the development will dominate the heritage buildings and will inevitably ruin the architectural ensemble of the Town hall</p> <p>7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. Road Safety - The development will lead to a significant negative impact upon the transport situation in Crouch End.</p>
84	<p>Priscilla Hon 10 Derwent Court Cecile Park N8 9AT</p> <p>Objects to the proposal</p>	<p>I am writing in connection with the above development plans for the Hornsey Town Hall, Crouch End.</p> <p>My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>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>
85	<p>Carol Sarler 4 Chimes Terrace London N8 8BE</p> <p>Objects to the proposal</p>	<p>SEVEN storeys high? That would make this building more than twice as tall as any other in the area and would thus be quite out of character for the neighbourhood. The appeal of Crouch End is and always has been its village atmosphere; this would be destroyed at a stroke. Also: a hotel plus 146 dwellings would require a large supply of parking space which does not exist now and which is not sufficiently included in the plans. This project is a ruinous mistake. Please stop it right now.</p>
86	<p>Amber Djemal 8A Elder Avenue London N8 9TH</p> <p>Objects to the proposal</p>	<p>As a resident of Crouch End for the last 30 years, I am open to development as every neighbourhood needs to grow and adapt to change. However, I object to the plans for Hornsey Town Hall for the following reasons:</p> <ol style="list-style-type: none"> 1. 7 storey building(s) next to the historic and beautiful building of HTH and the Library building is out of keeping with the conservation area. 2. Such tall buildings will affect the skyline as well as blocking light into the gardens and homes of surrounding houses.

Appendix 6 – Neighbour Consultation Responses

		<p>3. Zero affordable housing in a Borough such as Haringey which desperately needs more is unacceptable and puts profit before people which is not in keeping with what a Borough such as Haringey should espouse. It is not what I voted for when I voted Labour.</p> <p>4. The numbers of people living in 146 new flats and 67 hotel rooms is going to put huge pressure on transport and parking.</p> <p>5. There are insufficient school places and doctors for the number of residents who will live in the new development and there seem to be no plans to increase these.</p> <p>6. I am not convinced that there is a guarantee for community use or an Arts Centre which was promised to the local community.</p> <p>7. 130 local people run businesses from the Town Hall. This, in turn, feeds the local economy. What will happen to them?</p> <p>8. I can not see any detailed programme by the Developer for the restoration of the Town Hall which is, presumably, the main reason for the whole development.</p> <p>9. I believe that publicly owned buildings (for which we pay taxes) should remain in public ownership. Private developers will never put people before profit. As a proud Labour Borough, we should retain our history.</p>
87	<p>Louise Emerson 43 Crouch Hall Road Crouch End London N8 8HH</p> <p>Objects to the proposal</p>	<p>I am writing to object to the above planning development which is an update on what was granted in 2010 I believe. My objections are as follows</p> <p>1. Transport and community resource</p> <p>The development will add more than 500 persons to the population of Crouch End centre. The transport systems are already oversubscribed at peak times leaving waiting times for the W7 at up to 20 minutes will queues snaking past the Clock tower in some instances. Although TfL have asked the developers for close to £500k to upgrade their systems there is no commitment for this to spent on the frequency or upgrade of the transport systems. As the development is substantially larger than that proposed in the last planning application this is a material and significant difference to the Crouch End dwellers who have to use this</p>

Appendix 6 – Neighbour Consultation Responses

		<p>transport to get to work.</p> <p>Where will all of these new dwellers park and where will the people coming and going from the apartments and community use events park - there is no parking within the scheme. This is an area with already heavy use and no parking so this is not going to work. In the age of internet shopping where is the access to the from the buildings? There is none which will add grievously to the congestion in and around Crouch End. In addition the impact on schools, doctors and dentists as well as all other community needs will not be able to cope.</p> <p>2. Changes in scale</p> <p>This development is substantially larger than the planning application given approval in 2010, there is at the very least a 33% increase from the last scheme. the massing of the buildings much worse than previously with serious breaches of sun and light obligations to the neighbouring dwellings. there is insufficient modulation to the buildings which is contrast to recent developments in this area are brutal in nature with little space or green space around - this has a serious impact on the architecture nature of this area which is not a down town industrial development e.g. Kings Cross. Many citizens have bought in this area due to the architectural nature this development does nothing to fit with that and degrades the environment which we have invested in.</p> <p>3. Affordable Housing</p> <p>No affordable housing is provided within this scheme and there is no commitment to it.</p> <p>4. Community Benefit</p> <p>there is an obligation on Haringey Council to maintain community benefit in this scheme - access and community provision. There is no detail on this regard. Although there is a diagram of a space for freelancers to work the space provided decreases the space available and currently used by small companies occupying the building and using it currently! Currently 130 employed and the new development estimates 44 It is worrying that the Apart - Hotel is to be part of the Town Hal and community use as it is unlikely that an Apart Hotel will last for the duration of the lease which is 134 years. Therefore this does not give clear and well founded community access to this building. this is a condition of the procurement of FEC and needs to be addressed with care and interest.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>Crouch End has a wonderful festival which is now under threat with no provision of space for this to take place, this was a huge community benefit which is now threatened by the development. The thriving arts centre is under threat of closure with this scheme with no provision in place to enhance or even maintain this community provision.</p> <p>5. Lastly and more worryingly - Conservation and Restoration</p> <p>the original objective for this scheme was to conserve and restore a valuable civic building. but this development gives no information on how that will be done and the FEC seem not to have this kind of experience. Haringey Council or the Mayor of London must seek assurance that this is detailed adequately to ensure the original objective is achieved.</p> <p>I strongly object to this planning development in its current form and believe it needs serious reconsideration.</p>
88	<p>Robert Wallwork 8 Hermiston Avenue London N8 8NL</p> <p>Objects to the proposal</p>	<p>I wish to object to the current proposals for Hornsey Town hall on several grounds.</p> <ol style="list-style-type: none"> 1. There is no affordable housing included in the scheme which contravenes both the Council's and London Mayors requirements for affordable housing. Of the 146 units included a minimum of 25% should be allocated for affordable/social Housing. 2. The massing of the buildings proposed is too large and represents an overdevelopment of the site. This will have a significant negative impact on neighbouring buildings and the surrounding area. The Developer should be required to work within the massing limits approved in the previous scheme for the site. 3. The Apart hotel should be rejected in its current form. This appears to be a crude attempt by the Developer to create additional bedsit accommodation on the site as a back up option if the Hotel concept fails to be financially viable. 4. The site as proposed is an overdevelopment of the site in particular the building footprint and height impacts very negatively on adjoining buildings and the locality. 5. The public open space at the front of Hornsey Town Hall should remain a public space and ownership should not be transferred to a Private Owner. There is no justifiable reason for this unnecessary transfer of ownership and this will be a significant loss to the local community

Appendix 6 – Neighbour Consultation Responses

		<p>6.The development of a historic listed building and surrounding area in the heart of Crouch End is a significant matter which should be considered by the Mayor's Office. Bearing in mind that Haringey Council will be a beneficiary of the scheme, it is essential that this Planning application is referred by the Council to the Mayor of London for a decision.</p> <p>7. No Environmental Impact Assessment has been carried out by the Developer. This is essential for a major scheme of this size and complexity and the Developer should be required to provide this to the Council before the planning application is considered.</p> <p>I request the Council should reject this scheme which is significantly more detrimental to Crouch End than the previously approved scheme.</p>
89	<p>Sue Beenstock 132 Hillfield Avenue Crouch End London Middlesex N8 7DJ</p> <p>Objects to the proposal</p>	<p>I am concerned about the scale and style of the planning application submitted to the council concerning Hornsey Town Hall.</p> <p>I agree that this fantastic Grade II listed building requires cash and conservation. It is in dire need of rebuilding work. However, the plan under consideration is worrying for the following reasons:</p> <ol style="list-style-type: none"> 1. The development is too high for the local conservation area where the maximum height is 2.5 floors (they are attic developments, not full height third floors). 2. The development is greedy in terms of volume, leaving no green space (it is downright cheeky of the developer to incorporate the public green as being a part of the private development; the private spaces deserve their own green space) with building too close to existing buildings. This will have a negative impact on others' gardens and privacy in the surrounding streets. 3. The town hall is an important public space for local small business and the arts, particularly Crouch End Festival. In the plan as it stands there is no guarantee that either of these groups will be supported. This must be explicitly referred to in the plans so that both these important groups of people can be supported and continue to flourish. 4. Where is the public housing that is so desperately needed in this area? This is not just a local need but London-wide and Haringey should be stepping up to the plate and insist that this important development can also support low-rent tenants. It is ridiculous to claim that a development of this size and significance cannot support the creation of some public housing.

Appendix 6 – Neighbour Consultation Responses

		<p>5. The developer must offer financial support to local services (transport, education, health) as these infrastructure elements are already under immense pressure at the moment. Anyone who has tried to get a doctor's appointment or caught the W7 at 7.30am recently, knows the pressure local services are under.</p> <p>6. Despite years of neglect, this is still stunning building. Where are the detailed restoration plans required for this? Without them, it looks likely that the exquisite furniture and detailing of this building could be lost.</p> <p>This development is important to local people but also, as an iconic Grade II building, its regeneration could become a fine example in how to incorporate great design, conservation and public use in a privately managed scheme. I hope you and your colleagues can show the vision and diligence we need from you in the development of this vital local building.</p>
90	<p>Jane Hayward 43 Rosebery Gardens Crouch End London N88SH</p> <p>Objects to proposal</p>	<p>I object to this development of the town hall, and feel it is entirely wrong for Crouch End. This is a significant public space with great social and cultural history, and the potential to be something greater in the future. Its use will have a massive impact on the character of Crouch End.</p> <p>Firstly, it's indefensible to build more luxury apartments in the area rather than affordable and social housing. Secondly, whatever the type of housing the scale is too large and will dominate visually and detract from the character of the town hall and the surrounding streets.</p> <p>The pressure on public transport, doctor's surgeries and school places, which is already great, will increase - although that presumes that people actually live in these flats as homes rather than simply invest in them which has not been prioritised.</p> <p>The town hall itself has an interesting history as a cultural centre, having featured concerts by everyone from ELO to Stephane Grappelli. And the prospect of seeing concerts there again, plus an increase of spoken word events and the continuation of use as an art gallery, as well enjoying the town hall as a community hub all as initially discussed by the councillors involved felt extremely exciting. However, the current plans don't promise that at all.</p> <p>The eviction of so many small businesses is unacceptable. Creating a local centre for enterprise and creativity, that is open to people from all parts of Haringey, is exactly what a building the size of the town hall should be providing.</p> <p>Now that the council has allowed the building to be opened up, we have the opportunity to move forward and create a fantastic place for the Crouch End community to wrap itself around. These plans are not the right ones to do that.</p>

Appendix 6 – Neighbour Consultation Responses

91	<p>Julia Sheard 8 Hermiston Avenue London N8 8NL</p> <p>Objects to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>6) No plan for community use</p> <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</p> <p>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>8) Is the planned apart hotel viable if it fails what safeguards are there for future use?</p> <p>9) Loss of public open space.</p> <p>10) Lack of Environmental Impact Assessment calls into question the whole application.</p> <p>This application does not comply with the 2010 planning application, it is much bigger and should be treated as a new application.</p> <p>This application should be referred to the London Mayor's office for a decision.</p>
92	<p>Zoe Lukas 5c Felix Ave N8 9TL</p> <p>Objects to the proposal</p>	<p>People, it's a conservation area and you're proposing how many floors?!? I object.</p>
93	<p>Mathew Betts Highlands Close N4 4SE</p>	<p>The size and height of the development is not in-keeping with the architecture and character of the area and would worsen the locality.</p> <p>Public transport and parking are already stretched and the situation would be worsened by this development.</p>

Appendix 6 – Neighbour Consultation Responses

	Objects to the proposal	<p>Town Hall Square is a charming communal space in Crouch End which is a large part of the area's character and is loved by locals. It does not need 'improvement' in the form of landscaping and restructuring.</p> <p>Services like schools and doctors surgeries in the area are already under a lot of pressure and could not cope well with the demand created by building a large new residential development in a densely-populated area.</p> <p>The lack of affordable housing in the development increases the likelihood of property purchases made for investment purposes, potentially leaving units empty, which does not add to the community.</p> <p>The disruption, mess and noise caused to local people by a major development which is unpopular and unwanted. There are other areas of London which would benefit far more from developments in a regenerative sense than Crouch End would, and where there are larger and vacant spaces available e.g. areas of East London.</p>
94	<p>Steve Jefferys 15c Weston Park Crouch End London N8 9SY</p> <p>Objects to the proposal.</p>	<p>I am the Branch Secretary of the Crouch End Ward Labour Party. I am objecting to the application HGY/2017/2220 in a personal capacity on the grounds:</p> <p>(1) The application is contrary to Haringey's Housing Strategy (2) The application does not conform to the promises made by the developers and councilors to guarantee the future of Arts Centre and community acces</p> <p>In the light of the application submitted by FEC (Crouch End), where the level of profit was accidentally exposed and which revealed the lack of a clear commitment to enabling the maximum community engagement with an arts centre and full and affordable access to community spaces, the following resolution was passed in our Labour Party Branch on September 5.</p> <p>'Crouch End Labour Party Branch:</p> <p>*opposes the revised planning application for the redevelopment of Hornsey Town Hall submitted by Crouch End (FEC) Ltd. It now involves no 'affordable' housing at all; and offers grossly inadequate support and guarantees for continuing community use.</p> <p>*demands in the light of the £22.6m profits forecast for FEC that approval of the number of 'affordable' units</p>

Appendix 6 – Neighbour Consultation Responses

		<p>should only be granted if the number be increased to 58 of the 146 units [or 49 of the 123 if the lower number of units is retained] (to meet the Council's target of 40%) and if community use is clearly guaranteed and at a 90% discount from 'normal' market rates when community event bookings and arts centre activities are involved.'</p> <p>The figures in FEC's application are based on an average market price per unit of £662,769. Insisting on 58 'affordable' units out of 146 would reduce FEC's anticipated profits by £7.7m (to £14.9m) defining 'affordable' as 80% of the (one bedroom) market rate.</p> <p>If the Haringey policy mix of 23 social housing units and 35 'affordable' were approved by the planning committee, then FEC's profits would be reduced by a further £2-£3m, leaving the profits on a £3.3m purchase price of approximately £12m. Over the four years of the development, FEC would get a viable return on its investment of over 350%.</p> <p>The site being sold is public property and it is inappropriate to take significant profits from such a development without providing significant benefits through fully implementing Haringey Council's housing goals. Haringey's 2017-2022 housing strategy states:</p> <p>'A significant number of new affordable homes will come from privately-owned sites and the Core Policies of the Local Plan states that we will aim for a borough wide affordable housing target of 40% (equivalent to a numerical target of 7,920 affordable homes), in the proportion of 60% affordable rent and 40% intermediate/low cost home ownership. On a site by site basis we will seek the maximum reasonable proportion of affordable housing on all sites with a capacity of ten or more homes and will prioritise the provision of family housing on suitable sites.</p> <p>To achieve this we will:</p> <p>Require developers, through the council's Local Plan, to provide 40% on-site affordable housing on schemes of ten units or more and give priority to the provision of family sized housing. This is a boroughwide target and of course subject to financial viability; the council works with developers on a site by site basis to ensure policy-compliant on-site affordable housing provision and other community benefits, to maximise the benefit for the community while ensuring that these requirements do not make development unviable.</p> <p>Prioritise delivery of new affordable rented homes in the centre and west of the borough while promoting more market and intermediate homes, including for example affordable home ownership and</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>private renting, in Tottenham.'</p> <p>Crouch End is in the West of the borough and the proportion of 40% social/lower rent housing among the 58 affordable units amounts to 23 units. The Appendix C in the Housing Strategy agreed in October 2016 states clearly:</p> <p>'It is expected that the council's Local Plan policies for affordable housing will form the starting point for the consideration of individual development proposals i.e. that development sites with capacity to provide 10 or more units will be required to provide the maximum amount of affordable housing reasonable, contributing to a borough-wide provision of 40% affordable homes of all new homes delivered. The tenure split of the affordable housing provided will be a balance of 60% rented and 40% intermediate, except in Tottenham, where these proportions are reversed.'</p> <p>FEC's application has not started from Haringey Policy. Rather it has started from a position requiring it to maximise its profits.</p> <p>FEC (Crouch End)'s planning application should therefore be rejected and unless a future resubmitted application provides 40% affordable housing (based on Haringey Council's definition for this area, relating rent levels to the lowest quartile of local wages) that also should be rejected.</p> <p>What FEC's own figures demonstrate is that this 40% target can be met in full for the Hornsey Town Hall restoration and development and remain financially viable.</p> <p>Such a rejection would be a step towards meeting Haringey's target and provide an unmistakable indicator to other developers of Haringey's determination not to be fobbed off with less.</p>
95	<p>Robin Derham 55 Mountview Road Crouch End London N4 4SS</p> <p>Objects to the proposal</p>	<p>I have been a resident of Crouch End for over 42 years and witnessed the demise of our Town Hall and the repeated failure of Haringey Council to recognise or seize the fantastic opportunity offered by this magnificent building and it's extensive focal site within the community.</p> <p>The current situation should never have happened, where subject to a Planning Consent, the entire lease for 130 years has been sold off for a paltry sum, (less than the value of many individual houses within the Borough), with no commitment to use the proceeds to local benefit.</p> <p>The sale, at a time like this, to Far East Consortium who are believed to be registered offshore for tax purposes is inappropriate for many reasons. I understand that their profit projections to be vast in relation</p>

Appendix 6 – Neighbour Consultation Responses

	<p>to their contributions yet they seem to have no commitment to provide any affordable housing. They are vague about the exact nature of the 'apart-hotel' which, as drawn, could bring the total number of residents on site to over 500, - making substantial additional demands on the already stretched local educational, medical and transport infrastructure, - 85% of the modest Community Infrastructure Levy being apparently earmarked for other parts of the Borough. There is considerable doubt about whether FEC are fully supporting an 'Arts Centre' since it is only mentioned as 'Community Uses' in the Planning Application and no suitable operator has yet been nominated. It may be difficult to find one that can ensure long term commercial viability unless considerable alterations are made to the facility. On employment, it appears that less than one-third of the number of jobs currently carried out on the site will be generated in the developer's proposals.</p> <p>As an architect, having worked on major public schemes throughout my career, I see no valid justification for the Planning Authority's decision to consider the current application as an amendment to the 2010 scheme. The current proposals contain new uses including the hotel, and are far bulkier with a rise from 5 to 7 storey housing blocks, greatly exacerbating problems of shading and overlooking etc. Far less significant schemes with relatively minor changes should generally be re-applied for. Similarly, it seems inexcusable that a full and detailed Environmental Impact Assessment has not been insisted upon by Haringey Council who have given feint reasons for not doing so. The stated objective of such studies is after all to 'protect the environment' and 'ensure that the public are given early and effective opportunities to participate in the decision making process'.</p> <p>In the light of all the above and the lack of precision in much of the information tabled with the application, it should be properly 'screened' to determine the need for a full Environmental Impact study in order to assist Haringey's evaluation of the proposals. Schemes called-in or recovered by the Secretary of State would undoubtedly require one.</p> <p>Take for instance, the 15 pages of text relating to Deliveries and Servicing which describe a wholly inadequate situation. A total of sixty one 1,100 litre Eurobins are mentioned, excluding waste from cafes etc. These would make an 80m train (almost the length of block A) to be moved manually up from the lower ground floor to an undefined area for regular collection and emptying. Forty three service and refuse vehicles requiring access to the site per day are referred to, (the schedule shows 54) with a service yard that only accommodates one large vehicle at a time! Taking the lower number of forty three, this equates to seven trucks per workable hour (or ten p.hr in the more limited hours of Saturday) and the report suggests that the management system will synchronise them by phone! What happens to fire engines and ambulances that need manoeuvring space and access to every part, when say a pantechicon occupies</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>the sole loading bay? The reality is that there will be queuing, double parking and chaos in surrounding streets (where CPZ restrictions already apply), and of course, the trucks and vans will be in addition to the cars generated by the five hundred new residents who are apparently being provided with a mere forty car parking spaces. Sympathy for the poor retailers of Crouch End whose businesses are already massively curtailed by lack of parking - the provision of which should have been a priority in this scheme.</p> <p>In favour of maximising the profitable housing element, the plans show a glaring underprovision of space and all the ancillaries needed to make a scheme of this sort work. The proposals are out of scale with the site and the Conservation Area as a whole, packing the boundaries and looming up, visually impacting the setting of the Grade 2* Listed Town Hall.</p> <p>The principle of the mix is good in that private housing should be able to subsidise and enable a thriving Arts Centre, and affordable housing. However, Haringey need to stand back, assess the situation properly, allowing a real opportunity for local participation and not be bulldozed into further sanctioning a developer's scheme that has clearly got the balance very wrong as it stands.</p>
96	<p>Meagen Smith 3 Rathcoole Avenue London Greater London N8 9LY</p> <p>Objects to the proposal</p>	<p>I am writing to voice my objections to the current FEC planning permission requests for the development of Hornsey Town Hall as a direct consequence of the poor economic decisions made by Haringey Council. I have prioritised these according to the strength of my opposition.</p> <p>1. Social Housing -The proposal has zero social or affordable housing even though the borough requests 40% of affordable housing in any new development. And on a broader scale in the Greater London Authority's draft London Housing Strategy states that 'of these new homes around 50 per cent will need to be affordable.' The developer says it is not viable to include affordable or social housing because they have layered their statistics in such a way as to avoid needing to plan for affordability. FEC clearly never intends to provide for any quota.</p> <p>I would also anticipate that if they were held to any quota, FEC would pay a fine as has become the tradition with new developments like Neo Bankside (£9million) and One Blackfriars (£29million) and the money simply disappears into the blackhole of council finances.</p> <p>I, a resident of Haringey, am materially affected by this as this real estate development 10 minutes away from where I am living and would qualify for affordable/social housing is completely financially unavailable to me. It is shameful councillors in a Labour borough that has recently saw a vote share of 65.4% in the recent general election are acting like Tories.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>Travel Plan</p> <p>Section 1.2.3 of the travel plan states that up to 54 services vehicles may be seeking access to the Hornsey Town Hall site with 11 less on weekend days. The Crouch End Broadway is already a high traffic area. The 91 bus already suffers morning delays due to building construction related lorries i.e. scaffolding delivery, etc. The 91 suffers daily service delays of up to 20 minutes through Topsfield Road because of full parking bays on both sides of the road and narrowness of carriageway for two-way traffic. Further 91 bus delays of up to 30 minutes are regularly suffered when road works are carried out to a single pot hole at the top of Hornsey Lane. With these three examples in mind, no real traffic mitigation was offered in the travel plan. Indeed, other than the W7 bus, no other road based public transport was analysed, not the 41, 91 or W3 therefore the PTAL is incomplete and inaccurate.</p> <p>According to 4.2.11 of the travel plan, promotional literature will emphasise non-car modes of travel. That Doesn't mean visitors will not use Ubers, taxis, etc. which will further increase traffic in and around HTH. I cannot afford to use the underground nor the overground therefore am financially hostage to using the bus. I, a resident of Haringey, will be materially affected by anticipated severe transport delays related to both the construction at HTH and the subsequent increase in traffic from both new residents and hotel visitors.</p> <p>Massing</p> <p>-The massing as depicted in the architectural renderings of the proposed new buildings are out of character for this residential conservation area. No concessions such as deep step backs of upper floors have been implemented after community consultation. And given the recent tragedy of Grenfield Tower, no accurate information on the cladding or chosen surface material has been provided. It was recently concluded that only 2% of high-rises are deemed safe. We do not want to add yet more unsafe buildings to the London property pool. I am slightly ambivalent about the heights of the blocks - if structurally and decoratively designed well then more housing is welcome but visually jarring, cheap quality material, like plywood cladding that fades and water stains after 2 years, would change the appearance of Crouch End dramatically.</p> <p>I, a resident of Haringey, am materially affected by this as the charm and character of my conservation neighbourhood may now be diluted and endangered by poor design and shoddy construction. I understand that HTH is in desperate need of money for restoration. This could have been achieved in an economically viable way through a non-profit partnership or leasehold. This could have been achieved</p>
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Appendix 6 – Neighbour Consultation Responses

		through a more sympathetic and less greedy agreement. However, Haringey is determined to pursue a community asset sell-off (50% control means no authority) and this is just another part of that abdication of social responsibilities. Shame on each of you.
97	<p>Susannah Lawrence Flat 1, 128 Nelson Road London N8 9RN</p> <p>Objection to the proposal</p>	<p>My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p>

Appendix 6 – Neighbour Consultation Responses

		<p>6) No plan for community use</p> <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</p> <p>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>
98	<p>Emlyn Robbins 128A Nelson Road Crouch End London N8 9RN</p> <p>Objects to the proposal</p>	<p>My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p>

Appendix 6 – Neighbour Consultation Responses

		<p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>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>
99	<p>Jocelyn Cunningham 143 Crouch Hill Crouch End N89QJ</p> <p>Objects to the proposal</p>	<p>I have lived near this site since 1979. This has been my home and where my children have grown up and I am very attached to the community and have given of my time and effort to support it.</p> <p>I strongly object to this application on many grounds primarily:</p> <ul style="list-style-type: none"> - the gross insensitivity of design to the surrounding area which is in an entirely different scale - the lack of infrastructure necessary to support the added population. It is already difficult to park in the area with large queues at the bus stops, waiting lists at local doctors and dentists. - the total lack of social housing at a time of crisis - the privatisation of public space - no assurance of community space backed up by plans and consolation - I have performed in the Town Hall over the years and am familiar with its challenges. Without clear plans for its restoration, I am very concerned that this will be inadequate. <p>The decision to confirm this planning application has far reaching implications for this community and I very much hope that the many concerns of local residents influences your considerations.</p>

Appendix 6 – Neighbour Consultation Responses

100	<p>Sarah Sapper 34B Ashley Road London N19 3AF</p> <p>Objects to the proposal</p>	<p>I object to to this planning application as I do not believe enough consideration has been given to the effect on the local transport and infrastructure. As it is the W7 bus route is very over subscribed during week day rush hour. The hotel and additional housing (especially as it is luxury housing) will mean a lot of additional people will need to use the W7 bus route to get to Finsbury Park. This will mean that it will be almost impossible for me to board the bus at Crouch Hill. I am also concerned that there is no plans (or very limited plans) for affordable social housing. There are enough luxury flats in the area what we really need are family style affordable housing. I am concerned that the area will change and will become an area just for people with large incomes and will mean that the local shops will become just luxury shops servicing this community. The character of Crouch End has always been mixed and very family friendly. It can only stay family friendly if there are places for families to live. Finally I object to this planning application due to the way that the Town Hall itself will be changed. The beauty of Crouch End is that there are very few houses or buildings over a few stories high. I understand that this new building will be over 7 stories high and will not be in keeping with the local buildings or character of Crouch End. Best wishes</p>
101	<p>Claire Alexander 34 Broadway Court Crouch End Hill Crouch End London N8 8AD</p> <p>Objects to the proposal</p>	<p>I object to the town hall planning application for the following reasons:</p> <ol style="list-style-type: none"> 1. The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys are not in keeping with our conservation area. 2. It will put pressure on our transport systems and already limited parking spaces. W7 queues at rush hour already reach the Clock Tower and there are only 40 new parking spaces proposed for 146 new flats and 67 hotel rooms. 3. There are no plans to increase the numbers of school places and doctors to cope with the extra intake of residents from the proposed flats. 4. There is zero affordable housing planned in a borough that desperately needs it, but big profits for the developers (£22 million). 5. There are no plans for community use. This means the existing Arts Centre could end up as rooms for private hire with no guarantee of community use. 6. There would be a loss of local independent businesses. 130 local people run thriving businesses from the Town Hall which feed the local economy.

Appendix 6 – Neighbour Consultation Responses

		7. The developer has failed to set out a detailed programme for the restoration work, which is the (primary) reason for the whole development.
10 2	Helen Stok 4 Christchurch Road Crouch End London N8 9QL Objects to the proposal	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p>

Appendix 6 – Neighbour Consultation Responses

		<p>6) No plan for community use</p> <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</p> <p>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>
10 3	<p>B Butler 14a Haringey Park N8 9HY</p> <p>Neither supports nor objects</p>	<p>I live 3 doors adjacent to the proposed 7 storey residential block. Though I broadly support redevelopment of the site I think it is reasonable to have leeway on these specific points:</p> <p>1.The proposed residential block on Haringey Park is excessive in stature and will overlook my property, my garden and my privacy.</p> <p>The original proposal of 5 storeys would have been objectionable. To raise this further down the line in the plans is unacceptable.</p> <p>Conclusion: The size of the block should be reduced.</p> <p>2. The sunlight report (which does not acknowledge the existence of my property on the plans) is unconvincing. Even if technically daylight is not affected, seven storeys to my left will directly affect my privacy and quality of life. It is disingenuous to make an assessment on this without having stood in my garden.</p> <p>Conclusion: The size of the block should be reduced.</p> <p>3. The acoustic report is unconvincing. I work with audio 3 doors from a period of prolonged construction and my work will be directly affected. Again my property is not included in the assessment and no proposal offered on how this will affect my work.</p> <p>Conclusion: I will need more convincing assurances of the levels of disruption and compensation where necessary.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>5. The increase to traffic in Haringey Park will be unacceptable and unfair to the current residents and have not been adequately addressed in the plans. Pollution, congestion and noise will all undeniably increase.</p> <p>Conclusion: The size of the block should be reduced.</p> <p>6. The increase in population will have an overwhelming impact on local public services and transport links which have not been adequately addressed in the plans.</p> <p>Conclusion: The size of the block should be reduced.</p>
10 4	<p>Roger Hayman Flat B, 2 Cecile Park Crouch End Hornsey London N8 9AS</p> <p>Objects to proposal</p>	<p>I object to this. The development is too intense, the design is incompatible with the surroundings in a conservation area, there is insufficient parking (one space per dwelling is a minimum as has been achieved in other recent developments). The idea to exclude the residents from the CPZ scheme, as told to me by you transport advisor is as unworkable as it is unfair. This will be challenged from day one. A hotel is not viable as shown by there being, to my knowledge no new hotels in the last 40 years and I have lived here since the early 1970's. You have prejudiced your position to give a fair appraisal of the scheme by already selling the land to the developer.</p>
10 5	<p>Robert Lindsay-Smith 58 Chalgrove Road London N17 0JD</p> <p>Objects to the proposal</p>	<p>1) This planning application does not provide any social or even affordable housing. The GLA and Council would only receive around £3million, mostly in CIL. Yet the viability assessment predicts a profit for the developer of £22million, and that figure is based on assumed sale prices which others have pointed out are based on the wrong area.</p> <p>2) The 3D visualisations provided by Weston and Haringey Parks Residents Association (but not by the developer) show the effects of such high blocks with shadows on the surrounding area.</p> <p>3) I support this RA's call for the Mayor of London to assess the application. The density calculations seem to have been skewed by including the open space.</p> <p>4) As the parent of a child in a a local school, I am very concerned about the increased pressure on all bus services in Crouch End that would result from extra residents. A token handout to TfL will not address this.</p>

Appendix 6 – Neighbour Consultation Responses

10 6	<p>Natalie Ferstendik 65 Ferme Park Road London N8 9RY</p> <p>Neither supports nor objects.</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <p>What funding and management plans have been set up to maintain a thriving Arts Centre in the</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>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</p> <p>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>
10 7	<p>Philip Smith 57 Ridge Road Crouch End London N8 9LJ</p> <p>Objection to proposal</p>	<p>Dear Sirs</p> <p>I would like to object to the proposed development of the Town Hall and Town Hall Square on the following grounds:-</p> <p>1) The Town Hall Square should remain in public ownership as it is a public space. And we have no assurances that the Crouch End Festival will take place, so the proposals could be detrimental to the community fabric.</p> <p>2) The proposed residential development is totally out of proportion to the surrounding area and will result in loss of light to local residents.</p> <p>3) The proposed development is too dense and will result in overcrowding and lack of local amenities. My doctors are already overcrowded and cannot deal with emergencies. Schools lack places already. And what about the queue at the W7 bus stop?</p> <p>4) There is insufficient community use in this building which is central to the community.</p> <p>5) The PR people gave me inaccurate information about the scale of the development and some information in the reports are wrong. The photomontage in the light report is shocking. Who on Earth is checking /auditing this? Please do the planning properly!</p> <p>6) The style of the proposed buildings is inappropriate and will not fit with the Edwardian/ Victorian character of surrounding buildings.</p> <p>7) I would like to see the Arts Centre retained. That was a condition of the original application. Why has this since been overlooked? Th Art Centre would fit with Sadiq Khan's London Plan.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>8) I would like to see the affordable workspace retained - this would fit with Sadiq Khan's London Plan.</p> <p>9) Disruption to area of works traffic.</p> <p>Sorry, I do want to see the building maintained, but this is a joke. And the entire building to be sold for the cost of a house??!!! It smells very bad, chaps ...</p>
10 8	<p>Julian Cowking 80 Park Avenue South Crouch End London N8 8LS</p> <p>Objection to the proposal</p>	<p>Parking is already a major problem in Crouch End - even where we live. Cars get pushed out to parking out of town and now it's more often than not that I can't even park on my own road. This is going to add dramatically to this pressure on parking space.</p> <p>No plans for extra schools and doctors to support the new residents? Seriously?</p> <p>The town hall badly needs redevelopment, I understand. But if redevelopment is part of the deal, then I think it's reasonable to see and consider that plan at the same time as considering the main development. If it isn't, then we all know what happens with building projects - they over-run and run over budget. What will be sacrificed? The element the developer doesn't profit from.</p> <p>I have no objection to, in fact, I support development of this area and the regeneration of the beautiful town hall, but can we not demand some appropriate planning for the consequences of it?</p>
10 9	<p>Emma Grove Flat 1, 7 Crouch Hall Road London N88HT</p> <p>Objection to the proposal</p>	<p>I wish to object profoundly to the proposed development. Aside from the loss of the symbolic heart of our community, my concerns are:</p> <p>SIZE, SCALE & HEIGHT</p> <p>- The development is far too big, and will dwarf the buildings around it by four or five storeys in some cases, no doubt creating a sense of dominance over its surroundings and a sense of enclosure for those properties adjoining it. It is obtuse to take the existing town hall column itself as a precedent for the height seeing as the existing column is unobtrusive and serves a more decorative purpose in relation to the rest of the building rather than forming the bulk of it.</p> <p>COMMUNITY USE</p>

Appendix 6 – Neighbour Consultation Responses

		<p>- The development plans do not specifically guarantee any community space, despite assurances that this would be required from any developer winning the tender. The plans appear to suggest that any such spaces would only be available through private hire, which defies the whole concept of a 'community space'.</p> <p>INFRASTRUCTURE INSUFFICIENT FOR SUCH A LARGE NUMBER OF NEW HOMES</p> <p>- The introduction of such a large number of new homes - of which, perversely, considering the dire need for greater access to affordable housing in London, none appear to be intended as affordable - will inevitably put enormous pressure on the infrastructure around it. Crouch End has only limited transport connections and as such our transport links are already overwhelmed during certain times of day; hundreds of new residents without the provision of better transport links would cause chaos on our pavements and roads during rush hours. Likewise, valuable community services such as schools and NHS services will be overrun and unable to cope with any more pressure from a massive influx of new residents.</p> <p>Thank you for taking my submission into account.</p>
110	<p>Tom Barrie 43 Palace Gates Road N22 7BW</p> <p>Objection to the proposal</p>	<p>I'm saddened to see what is proposed for HTH. This project shows little regard or understanding of what the community of N8 is, needs, or wants. Once again it is a misjudged and unwanted enterprise that ruins what many people have thrived to achieve</p>
111	<p>Jon Bishop 6B Cecile Park N8 9AS</p> <p>Objection to the proposal</p>	<p>I literally cannot believe you are proposing to allow a 7 storey building in the middle of Crouch End. It is going to completely dominate the area.</p> <p>Plus travelling into work on the W7 is already a total nightmare without the addition of such an intensive housing development in such a small area.</p> <p>I had no problem with the idea of some flats being built here, as I appreciate that London needs homes, but this development seems entirely disproportionate for the area and I object to its approval in the strongest terms possible.</p>

Appendix 6 – Neighbour Consultation Responses

11 2	<p>Susan Scott Hunt 16 Lynton Road Crouch End London N8 8SL</p> <p>Objection to the proposal</p>	<p>Following the planning submission for the above site, I am writing to ask you to refuse permission for the following reasons.</p> <p>As a long time resident of Crouch End, like many, I moved to the area partly because of the lower density of housing that it then had, the attractive character of the residential buildings and the frequency of incidental green spaces, as well as local parks.</p> <p>Small open spaces are a key part of the charm of the area and it is important to me that, at its very center is a green space that is open to all. So, I strongly regret and object to the way that the planned development will truncate the town green. The last thing the area needs is to sacrifice green space by reducing its area and surrounding it with yet more cafes! The plans propose that the Annex residents should use the Town Hall Square as their own amenity. What about the rest of us? The council needs to take into account the impact of this on local residents and on the CE Festival and other such events.</p> <p>Secondly, I object to the plans because of the density of population it would bring, the impact likely to be felt on the local infrastructure and the hideous, overly tall and block shaped buildings that are proposed. The development would bring a significant new population into the centre of Crouch end without a realistic provision for the impact on the local infrastructure, from transport to doctor's surgeries. In relation to the height of the new buildings, this design is out of keeping with the character of the local architecture. The design makes a mockery of the protection that is supposed to be achieved by the status of Conservation Area. In the past the Council has disapproved proposed buildings in the immediate area exactly because of the height proposed. The monolithic shape of the new buildings is discordant with the existing residential and commercial buildings. There is therefore real hypocrisy in the Council's backing this plan.</p> <p>I understand that outer London is increasingly crowded and that this means many struggle to find adequate accommodation. I have particular sympathy with families who are unable to afford adequate housing. Were this development to address that issue, I would be less critical of the other inadequacies of the plan, such its bulk and as the effects of the increased population it would bring. But it is said that there will not be any 'affordable housing' at all. Setting aside the 'con' that what is categorised as 'affordable' is not often actually affordable by those who need it most, the plan's absence of any less costly housing, especially for families, is really outrageous. It belies the Council's supposed priority of helping un-housed families. My view of the Council's hypocrisy about affordable housing provision is also influenced by the fact that in my own neighbourhood of central Crouch End a Council owned family home has laid dormant for over 8 months following the death of the tenant, even while local councilors and others tell us there is a crisis in housing in the borough. No doubt the reality is that the Council intends to sell empty council housing to another</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>developer.</p> <p>Returning to the issue of the effect of the proposed development on the local infrastructure, I think it is mad that so little account has been taken of the impact on transportation in particular. The queue for the W7 bus is regularly very long at rush hour. The Council seems to have its head in the sand about parking; only 40 spaces are proposed for a predicted increase population of over 500. No doubt the idea is that there will not be any need for cars because the residents will be itinerant or mostly young city based commuters and teleworkers, not local families, whose interest ought to be a priority for planners.</p> <p>Finally, in relation to the density and bulk of the proposed development, I think that this proposal, in combination with a whole host of massive, high density developments contemplated by the Local Plan risks 'killing the goose that lays the golden egg'. Like many families, we moved to the area because of its relative 'human scale' access to green space, the charm of its traditional architecture and the number of artistic and cultural activities going on in the area. All these factors have contributed to Crouch End prospering and becoming a thriving creative community in the last couple of decades. Its prosperity and creative character has, I think, now made our area the victim of the Council's capture by avaricious developers. This proposal is the worst possible example of this. I predict that approval of this scheme would constitute a tipping point for many long term residents and creative residents, who will chose to move on, taking with them the diversity and vibrancy that have made Crouch End attractive.</p>
11 3	<p>Suzannah Lansdell 23 Elm Grove Crouch End London N8 9AH</p> <p>Objection to the proposal</p>	<p>I support the principle of the development and bringing the Town Hall back from its deteriorating state and more fully utilising the huge space. However I have a number of main concerns to be noted:</p> <p>The height of the development - where this exceeds the height of neighbouring houses in a densely populated heart of Crouch End is out of keeping with the character of the surrounding streets. The height should be reduced and should not be so densely packed.</p> <p>Knock on effects to other public services - the number of additional flats will increase pressure on local services in particular the W7 bus route.</p> <p>Affordable housing - should maintain the minimim commitments in the original proposal and seek to extend where possible.</p>

Appendix 6 – Neighbour Consultation Responses

		Ongoing consultation and plans for the green and arts provider. This application and the topic of the Town Hall is causing significant local concern. The developer needs to be more proactive in facilitating a forum for expression of local needs and concerns to build back some trust into the process of the development and ensure that going forwards it can more fully meet the needs of local residents.
11 4	Rich Musgrave 29 Rathcoole Gardens London N8 9ND Objection to the proposal	<p>I object to the planning application on the following grounds</p> <p>Size - the footprint of the consumes too large a proportion of the site and will have a negative impact on its immediate surrounds.</p> <p>Lack of social housing - Seriously, what's the national target? 0 units out of 146 is a pisstake and anyone entertaining it should have a long hard look at themselves because you're the reason why you can't find a decent local cleaner/tradesman or your local shop doesn't have the staff to remain open that extra hour.</p> <p>Parking - Provision should be made for parking for all proposed usage. Where will an additional 200 cars go in the surrounding area?</p> <p>Unlike a lot of objectees I don't feel that the current usage is sustainable however this current proposal is the metaphorical sledgehammer to break a nut. There is a more subtle and sympathetic way to develop the site, which if it is to include housing MUST include an appropriate percentage of affordable housing and all dealings MUST be transparant and auditable.</p>
11 5	Claire Hills 7 Landrock Rd London N8 9HP Objection to the proposal	<p>I grew up in Highgate and have lived in Crouch end for nearly 30 years. While I appreciate that the building needs renovation, I am concerned about the size and height of the proposed new blocks: they look as if they will dwarf the listed buildings next to them and totally change the villagey character of the neighbourhood I love.</p> <p>I am also concerned about the number of new flats proposed (and that the hotel rooms are in effect flats). I don't think that the transport and parking issues have been properly addressed. Buses from Crouch End to the tube stations are already crowded. In addition, there will be extra pressure on doctors' surgery - it is already hard to get a doctors' appointment at my current surgery (Park Rd health centre) and the surgery at Weston Park closed recently. There will be similar issues with school places.</p> <p>I had understood that some access for the Arts would be included in the new development, but this now does not seem to be happening? This seems a great shame - I've been to some lovely concerts at the Town Hall over the years. I also think it's sad not to continue with the use of the building for new</p>

Appendix 6 – Neighbour Consultation Responses

		<p>businesses, which I thought was a very positive step.</p> <p>Flats in Crouch End are extremely expensive and it would be nice to see some affordable housing included in the new project - but I understand this is not to be the case? This does not seem to tally with the council's commitment to housing.</p> <p>I hope it will be possible to address these concerns.</p>
11 6	<p>Kenneth Cowan 2 Rokesly Avenue London N8 8NR</p> <p>Objection to the proposal</p>	<p>I strongly object to this application. The size of the development will dwarf the buildings around it and be utterly out of character to the area. The idea of an Apart Hotel is ridiculous. I feel this is a decision entirely based on money. I have seen no evidence that the council has ever listened to residents' reactions to this. if they had we would have nothing close to this idea being considered.</p>
11 7	<p>Geoff Gedroyc Flat 2 155, Ferme Park Road London N8 9BP</p> <p>Objection to the proposal</p>	<p>Please do not permit Hornsey Town Hall to be demolished and replaced with unaffordable homes for the few. It will cause me and my fellow Crouch Enders great distress. I can't begin to express how much I do not want this to happen. I get great pleasure from the Town Hall. It is a beautiful piece of local Art Deco architecture that is ALL OF OUR PROPERTY, not just the property of the council to do what it wishes with. Looking at the plans in more detail, there are also several issues re removal of trees, and the high height of the buildings. These issues would lessen the areas charm and disturb the area greatly.</p>
11 8	<p>Joshua Cunliffe 23 Oakfield Court Haslemere Road London N8 9RA</p>	<p>I am in favour of some redevelopment of the Town Hall as it is an historic building at the centre of Crouch End, and it is a great shame to see the building decay and the site underused. However I strongly object to the current plans on multiple grounds. In general the plans seem a short-sighted attempt by developers to cash in, with little consideration given to the sustainability of the development or impact on the area. Crouch End is an area with a unique character which is threatened by this opportunistic scheme. In particular:</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library.</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Objection to the proposal</p>	<p>7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high - and I believe none, barring the existing Town Hall, are above 4 stories. A 7 storey building will overlook and overshadow surrounding properties. The whole development will be overbearing and is out of character with the local area in terms of both scale and design.</p> <p>Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. This much pressure on road use will surely create issues of road safety in the surrounding area.</p> <p>Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these ; we contest their Viability Report and demand open and transparent scrutiny of it. I must say it is absolutely unconscionable that the council has allowed this to come to pass, especially given the current London-wide and local targets (and need for) affordable housing. Deeply shameful.</p> <p>Insufficient schools and doctors</p> <p>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 recently had to wait three weeks for an appointment with my GP, a state of affairs that is 'normal' at present and only stands to get worse.</p> <p>Loss of local independent businesses</p> <p>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?</p> <p>No plan for community use</p>
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Appendix 6 – Neighbour Consultation Responses

		<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? To my mind the lack of care and detail over this issue betrays the indifference of the developers to the needs of the community.</p> <p>No detailed restoration plans</p> <p>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>
11 9	<p>Jamie Lowe 1203 Avenue Heights,3-5 Avenue Road London N6 5DS</p> <p>Objection to the proposal</p>	<p>The buildings are simply too high and out of character for Crouch End. I've begrudgingly accepted that a new residential development will be built, rather than creating more green spaces and community buildings, but seven stories is too big and I fear it will damage Crouch End's unique atmosphere.</p>
12 0	<p>Ana-Maria Volaric 43 ExchangeHouse 71 Crouch End Hill London N8 8DF</p> <p>Objection to the proposal.</p>	<p>This development does not fit into the Victorian suburb that is Crouch End. The addition of so many flats will have a negative effect on local infrastructure, the proposed buildings are too tall, towering above nearby houses. Stop it!!!</p>
12 1	<p>Edward Bailie 20 Harrington</p>	<p>This development will create a huge blight on the local landscape. It overshadows surrounding residential properties, blocks the view from All angles, and is in no way architecturally fitting to the otherwise</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Court 26 Hornsey Rise London N19 3DU</p> <p>Objection to the proposal.</p>	<p>beautiful Victorian town of Crouch End. It is squeezed into its boundaries and way too tall. It's a disgraceful suggestion of an application, clearly unsympathetic of this historic town's architecture and landscape.</p>
12 2	<p>Stephen Richter on behalf of WHPRA</p> <p>Objection to the proposal</p>	<p>In light of the continued failure on the part of FEC to produce the 3D images of their proposal which we were given to understand would be provided, we have been forced to produce our own. We accept that the attached images may be only a crude representation of their scheme but having been confronted with a conjurer's trick that says: "Look, children, you can't see our building from anywhere!" and lacking the resources available to an off-shore-based financial institution, we can only respond by generating such images as freebie software from Google Earth allows.</p> <p>We challenge FEC to deny that these images correctly reflect the true impact of their scheme on the heart of Crouch End.</p> <p>IMAGES LOCATED ON LINE OBJECTION 122 – HGY/2017/2220</p>
12 3	<p>Ivan Henshell The Architects Unit 221 Hornsey Town Hall The Broadway, London N8 9BQ</p> <p>Objection to the proposal</p>	<p>Objection to loss of B1 office space</p> <p>As you know, I run an architectural practice that primarily serves homeowners and private developers with bespoke architectural work. Since relocating my office within Hornsey Town Hall, in February 2015 my list of projects has grown significantly, particularly within the immediate area surrounding the Town Hall. Of all these projects, those within Haringey form the clear majority, as in small-scale residential work, building work has generally followed the office location. Added up, these projects emanating from one office equate to over £1M worth of building work within Haringey alone, which are either being designed or under construction.</p> <p>Contribution to local economy and community</p> <p>This kind of contribution to the local economy is a clear benefit of the Town Hall as currently operated by ANA, who have provided studio and office space, as well as fantastic events over</p>

Appendix 6 – Neighbour Consultation Responses

		<p>the last 2-3 years. Living and working locally as I do has allowed better connections throughout the local community, and this means better outcomes for families where parents work near to their children's schools. This is the case for significant number of Hornsey Town Hall tenants, as well as myself. The current operation also allows for a thriving life of its own, and it is through this that over the last 2 years that I have given architectural work to a number living nearby, 1 of those a student.</p> <p>B1 office use provision in the current application</p> <p>While some open-plan 'co-working space' has been provided, I object to the plans as submitted because they do not realistically provide for the vast majority of current tenants, or the idea that many can only operate with self-contained spaces. With only 68sqm of cellular office space (3 rooms) proposed within 335sqm allocated for B1 use, compared to the 1300sqm approximately rented by local small businesses currently in Hornsey Town Hall, the new development will not cater adequately. Restoration of the building does not have to be contrary to planning policy in this respect, when there is a demonstrably viable ongoing use, a use which is within the council's own policies to retain. It is also a use for which the building was primarily designed - as a local civic centre. The 'interim' use, following years of vacancy, happens also to be the historic one, which this application seeks to change.</p> <p>The co-working spaces themselves are curiously located far apart from each other, which would seem to make little sense for the overall geography of the building.</p> <p>Viability</p> <p>After essential restoration is accounted for, consider the prospect of inserting a hotel with that of retaining spaces to work. The difference between a hotel - with major structural changes, basement excavation, service voids through slabs, kitchenettes and bathrooms for all 67 rooms, ventilation, and much more besides – compared with keeping the building largely as is with some likely redecoration – likely amounts to tens of millions of pounds, a highly significant proportion of the overall site development of £66M. Couple this with an indicator of development land value, which places hotel use (C1) on a par with office use (B1), and the proposed major use of the building, which has brought considerable local resistance for its poorly connected location for a hotel, looks less viable than current use.</p> <p>Savills' land development index, prime London. p144 from the GLA document 'Economic evidence base for London 2016'. Note that this is for 'prime' London, which is arguably more valuable for hotels than office</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>use, also that more recent trends show office value rising against residential use in 2017.</p> <p>CHART – Viewable online.</p> <p>OJEU process</p> <p>The OJEU process has led to the current application, and while not related to the planning permission, it is relevant that at the point of Haringey committing to the process, the ‘interim’ use as an arts centre, offices, studios, was not in operation. As a result of a market-driven OJEU process, there is a vast imbalance of residential use across the site, which has been significantly increased after bids were submitted. This imbalance is clearly at the cost of a better planning mix of uses, namely that meaningful B1 office space is not prioritised.</p> <p>Future local use</p> <p>The listed building status exempts this building from a permitted change to residential use, which is not the case for other office spaces nearby, of which there are not many. They of course could be granted residential use as a permitted change, further reducing a healthy balance of uses in the neighbourhood.</p> <p>Technical inaccuracy</p> <p>‘Co-working’ areas labelled on drawings - ground floor ‘rates office’ (206 sqm), 1st floor individual rooms (68 sqm), 2nd floor co-working space (61 sqm) - do not total the area of coworking space allocated on the areas summary. From this I assume that a mistake has been made and the area of B1 use actually proposed is 335sqm, and not 448 sqm. Perhaps you can clarify. Over 100sqm is a significant difference and should naturally bring adjustments to the viability assessment. Either way, the actual amount of space available for this use is a small fraction of current demand.</p> <p>Hotel / Office</p> <p>I trust you can make this aspect of the application a priority in the decision process, as well as sensing the strong local feeling for continuation of current operation, rather than the predominance of residential use, whether C1 hotel or C3 flats, which overwhelm the site. I’ve</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>added below excerpts of various relevant aspects of planning policy below which no doubt you'll be referring to in your recommendation. I hope also that a longer-term relocation, likely outside the borough towards central London, will not be needed if the importance of this issue is reflected in any scheme that gains consent.</p> <p>This letter summarises the issues around the loss of B1 space only – the other problematic areas (massing, lack of affordable housing, incompatible uses, architectural details, harm to a listed building, transport issues, etc) are naturally still relevant. I believe that this site is of sufficient strategic importance, and that the conflict of interest for Haringey so pronounced, that referral to the mayor would still be appropriate.</p> <p>(Policy Viewable Online)</p>
12 4	<p>Francesca Sardone 18a Uplands Road London N8 9NL</p> <p>Objection to the proposal</p>	<p>I object to this proposal for the following reasons:</p> <ul style="list-style-type: none"> - our area cannot support the infrastructure for this many proposed lodgings - the amount of lodgings and people would seriously put a strain on the local services such as schools, GPS. The area is already straining under the amount of families - the new buildings would be an eyesore in our Victorian neighbourhood - it's such a shame to change an important historical building
12 5	<p>Katia Lom Flat 3 Hanley Court Hanley Road London N4 3QB</p> <p>Objection to proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to</p>

Appendix 6 – Neighbour Consultation Responses

		<p>be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>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>
12 6	Nadine Leighton 16 Duckett Road N4 1BN	<p>There isn't any need for an aparthotel in the Crouch End area. Any developments in Haringey should include social housing provision and 'true' affordable housing.</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	
12 7	Eamonn England 3 Melisa Court 21 Avenue Road London Objection to proposal	I object to the planning application as there is a lack of social housing, no plans for new schools and doctors or the expansion there of, no plan for community use, no detailed restoration plans, and the proposed buildings are too high and too big, which will dominate a much loved building that has significant local heritage.
12 8	Edward Milner 80 Weston park Crouch End London N8 9TB Objection to the proposal	<p>(1) This is a Conservation Area of Victorian residential streets, and as such has been vigorously defended from inappropriate development by the council for many years. This proposal, or rather the new blocks proposed as part of this proposal are completely unsuitable in size, height, location and appearance, and their construction would effectively destroy the notion of the Conservation Area.</p> <p>(2) I am concerned that numerous mature trees will be destroyed; Crouch End has a dearth of mature street trees and I oppose any development which will result in the loss of them</p> <p>(3) The Town Green in front of the Town Hall is listed as a community asset by Haringey yet it has now been leased to a property developer without reference to the local community. This makes a mockery of the council's responsibilities according to the 2012 Localism Act where the listing of community assets is supposed to protect them from inappropriate development. It would appear that the green has been included so as to massage the density calculations with regard to the proposed residential blocks.</p> <p>(4) In a place where the council tax has consistently been one of the highest in the country, this scheme involves a tax-evading Hong Kong based company registered in a tax haven. This example of double standards raises doubts about the whole scheme.</p> <p>(5) The council rightly has policy of ensuring 40% of new residential units are affordable housing. This policy has been notable more for its breach than its observance, and since most Crouch End developments in recent years have managed to dodge this requirement we now have a situation where there is a major shortage of affordable housing in the area. How can a major scheme like this be allowed to have zero AH</p>

Appendix 6 – Neighbour Consultation Responses

		<p>units? I suggest that the 40% should be adhered to.</p> <p>(5) Why has the requirement for an Environmental Impact Assessment been waived? Has any serious assessment been made about the traffic impact in a road with very narrow exit junctions? I doubt it; the extra traffic will be considerable and the road (Haringey Park) could not take additional traffic or more pressure on parking places.</p> <p>(6) What guarantees are there that community activities, including small work stations, art exhibitions, festivals etc will all be allowed in the same way as today? The general statements are quite insufficient, and it appears that the administration of the restored Town Hall will be in the hands of a business company with little or no experience of running such a community asset.</p> <p>(7) There seem to be no plans for local groups to be represented in the management of the restored Town Hall and I suggest that this should be a requirement.</p>
12 9	<p>S Anderson 45 Crouch Hall Road London</p> <p>Objection to the proposal</p>	<p>I am writing to strongly object to the proposed plans and application regarding Hornsey Town Hall.</p> <p>Fundamentally, the proposal development is too big and will significantly degrade public services in, and the character of, Crouch End. In addition the proposal offers no social housing.</p> <p>The proposed 7 storey building is too high and will dominate and overshadow nearby homes and streets. The council recently rejected an application made by Waterstone's for a simple one storey extension, so why would it make an exception for the town hall? Also the development is not in keeping with the Conservation Area.</p> <p>The development has a 263 bedroom capacity which could result in an additional 526 persons in central Crouch End, excluding the 67 bedrooms in the proposed Aparthotel. This will hugely increase pressure on nearby Doctors surgeries as well as Schools, etc. Does the council propose providing new facilities? The additional maximum of 526 people plus possible maximum of 134 from the Aparthotel will put extraordinary pressure on local transport - specifically the W7 bus. TfL have stated that the morning W7 bus service is at maximum capacity, which means it will be impossible to fit any additional buses in even if the council pays the suggested £500,000 to TfL. What about passengers further along the route, it will be impossible for anyone trying to board at Crouch Hill, etc. Anyone returning home in the evening will also have a long long wait.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>The Town Hall current provides space for a number of local businesses; these businesses will be at risk of going under or suffer serious disruption and cost in transferring out of the Town Hall / Crouch End because the proposed development.</p> <p>The proposal provides insufficient parking for resident and visitors. It is unrealistic to assume people will not want to have cars even if they commute by public transport. The proposal will only provide 46 resident and 3 visitor parking spaces. Will the council guarantee that the other 480 persons or 240 couples will not be able to obtain resident parking permits? What about visitors, they will park outside the parking permit times on nearby streets. It is already hard for resident (who have paid for permits) and their visitors to park in Crouch End.</p> <p>The volume of vehicular traffic will increase in Crouch End along with associated pollution. In addition to residents and their visitors the proposed plans has projected that there will be 54 large goods vehicle and 11 ordinary goods vehicle movements per day for waste collection, etc.</p> <p>The proposal also includes a roof top bar. This will cause significant noise pollution to nearby residents as well a very likely encouraging the rowdier element to start visiting Crouch End.</p> <p>Also, there was a hope that the local Arts scene may flourish because of the revitalised Town Hall. The proposed development will provide little or no benefit to the Arts, in fact it will diminish what we currently have.</p> <p>The council seems rather pleased with itself for selling the Town Hall for less than the price of two houses on Weston Park and supporting an overseas company to make a tidy profit, which I have seen estimated at £22 million.</p> <p>Finally, how can a labour council provide zero social housing? This is disgraceful. The labour councillors should hang their heads in shame - I think a lot of Crouch End residents will have strong ideas how they will vote in future elections. The council have got their £3.5 million -what other reasons have they got for their strong support of the proposals - it defies logic or does it?</p>
130	Caroline Howie 10 Russell Road London	<p>I am writing in connection with the above development plans for the town hall and surroundings in Crouch End. I am dismayed that the Council is behaving undemocratically by not listening to local residents. I wish to draw a number of objections to your attention.</p>

Appendix 6 – Neighbour Consultation Responses

	<p>N88HN</p> <p>Objection to the proposal</p>	<p>1) The buildings planned are too high and too big</p> <p>The huge development would dominate our local community as well as the nearby heritage buildings, the Town Hall and Public Library. To build 7 storeys would show total disregard for our Conservation area and the people who live there - most of the existing properties are only 2-3 storeys high. It would drastically - and detrimentally - change the environment for thousands of existing local residents. The density of housing is a real issue which has not been taken seriously. It is the density in the new tall buildings which should be transparent. This wrecks of a smash and grab by developers with the collusion of the local council.</p> <p>2) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these ȷ we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>3) Plans would put pressure on local transport</p> <p>W7 queues at rush hour already reach the Clock Tower. There is clearly insufficient capacity to deal with an influx of residents in such a confined area. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>4) Strain on services</p> <p>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 is set to worsen.</p> <p>5) Loss of local independent businesses</p> <p>Currently 130 local people run thriving businesses from the Town Hall which feed the local economy. What has been suggested to address their interests is frankly derisory.</p> <p>6) Community use</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>What funding and management plans have been set up to maintain a thriving Arts Centre in the development? There appear no meaningful assurances to prevent the designated community use spaces ultimately ending up as rooms for private hire with no guarantee of community benefit and use?</p> <p>7) No detailed restoration plans</p> <p>The developer has failed to set out a detailed programme for the restoration work, which is the primary reason for the development. This is a dereliction of duty by the Council and must surely be essential.</p>
13 1	<p>Keith Rutter 35 Weston Park London N89SY</p> <p>Objection to the proposal</p>	<p>1. The absence of any provision for social housing</p> <ul style="list-style-type: none"> -there is a high need for such housing in Haringey -there should not be segregated areas where no such housing exists -the development will yield significant profit to the developers <p>2. The scale of the residential block at the rear</p> <ul style="list-style-type: none"> - it will dominate the centre of Crouch End -it is completely out of scale with surrounding buildings <p>3. The effect on the already heavily loaded local infrastructure.</p> <ul style="list-style-type: none"> - oversubscribed schools - oversubscribed doctors surgeries <p>4. The effect on local transport.</p> <ul style="list-style-type: none"> - local bus routes are at capacity in busy times - parking is already very difficult for local residents during hours when the CPZ is not active
13 2	<p>Morag Morgan 8 Ribblesdale Road Ground Floor London</p>	<p>As one of many local families we use the HTH for cultural events and enjoy using the square and centre with our child as a family. There are no public spaces left in Crouch End where people can meet and engage as a community and none where cultural events can be held. I also work in the film & photo industry and know this building is a rare, irreplaceable historic location and surely worth keeping and renting out for film shoots and events among other things so it can stay part of the community. the main</p>

Appendix 6 – Neighbour Consultation Responses

	N8 7EP Objection to the proposal	square needs some attention as the fountain is dirty but surely that should not cost much, it feels like the council has let this all go to waste on purpose and is selling off public land meant for the community and ultimately paid for by our council taxes for short term gain to foreign investors with NO zero gain for the local community or regard for local cultural or economic impact. I find it also deeply troubling that there will be zero affordable housing and there have been no plans made as to how the increase in inhabitants can be absorbed by school, GPs, roads, parking etc. It's already a complete nightmare to see a doctor or get your child into your local school. What are we paying taxes for if we get nothing in return? How can a scheme like this even be considered unless there are some deeply suspect probably corrupt backhanders being offered to the council?
13 4	Shannon Ambersley- Bissell 12 Crescent road Crouch End Neither objects nor supports	<p>I have seen the plans for Hornsey town hall and I'm shocked at its vastness. I understand the need to regenerate the area but must it be so big?</p> <p>The profit you are trying make by squeezing this 7 story building into such a small place is questionable. Surely you could make something slightly smaller and more in touch with the local feel.</p> <p>Please remember the history and quaintness of this area while making this decision. I believe lowering the floor level and containing it's size a little more would be best for the maintaining the area that is so desirable to house buyers and rent payers.</p> <p>P.s I hope there's a plan to replant more trees in compensation for the ones you remove to access the site. Many thanks.</p>
13 5	Tracy Bradbery 39 Park Avenue South Crouch End London N8 8LU Objection to the proposal	The impact of the proposed building on Crouch End and the community will cause immeasurable damage to the local community - oversized buildings in a small area, parking, impact on transport, doctors surgeries and schools which are already at bursting point, thriving small business community who make an enormous impact on our economy and community will be removed. We strongly object to the Planning Application.
13	Richard Pugh	I am broadly in agreement with the need for the development but very much disagree with the

Appendix 6 – Neighbour Consultation Responses

6	<p>37 Weston Park London N8 9SY</p> <p>Objection to the proposal</p>	<p>size and scale of the current proposals. I think the current proposals would create the following problems.</p> <p>i) The size and particularly the height of the residential buildings are of such a scale as to have an oppressive impact on the surrounding areas. The height is out of all proportion to the character and context of the area.</p> <p>There are no buildings in Crouch end above 5 stories and there are only a few oh that height. The scale proposed dwarfs the surrounding buildings. There are no four story buildings on Weston Park, all are 2/3 stories.</p> <p>All the plans show trees with full foliage and refers to the screening they would provide. This would of course only be for half the year.</p> <p>The height of Block A being stepped down towards Weston Park still leaves it at six stories at that end, 3 stories above the buildings on Weston Park and at least 2 stories above any other building in the surrounding area.</p> <p>ii) The proposed provision of only 40 parking spaces is woefully insufficient. With the residential units and hotel there is likely to be up to 200 extra vehicles. There is no extra capacity for on street parking, there already being a parking problem in the area. There is only one smaller park in Crouch End. The other carpark is being built on by this development. The development should provide enough on site parking as, for example was done with the neighbouring development at Prime Mews. It is naive to think the new residents will not have a vehicle just because there is no allotted parking space.</p> <p>iii) The scale of the proposed development will create a transport problem. The W7 is already at full capacity. It is already a problem for those in Crouch End and an even greater problem for those wanting to catch it at stops from Crouch End to Finsbury Park.</p> <p>iv) The extra traffic that such a large development will generate will also cause problems. The 54 goods vehicles each day will mostly travel through the centre of Crouch End going either along The Broadway, already often heavily congested, or along Park Road and then Shepherds Hill to join the Archway Road where the junction is again heavily congested. There are road safety implications.</p> <p>v) Has any thought been given to where all these 467 new people will find doctors? Or schools? And why is there no affordable housing contained in the proposals?</p>
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Appendix 6 – Neighbour Consultation Responses

		It is the scale of the proposals that I object to. In its current form it would have a very detrimental effect upon Crouch End and the surrounding areas.
13 7	Viviane Goodwin GFF 39 Weston Park London N8 9SY Objection to the proposal	<p>We live very close to the proposed works. Our concern is the pressure on parking. We currently have huge issues parking in Weston Park as there is very limited parking restrictions.</p> <p>At the moment it can take weeks to have an appointment with a local GP. My concern is this will have a huge impact on the Healthcare.</p> <p>There is already a huge concern to find placements for children in the local schools this will have an added impact on school placements.</p> <p>Lastly and most importantly we recently had a baby the works will, I feel impact on her health due to noise, dust and increased traffic.</p>
13 8	Angela Joyce Jim Rose 25 Drylands Road London N89HN Objection to the proposal	<p>We have lived in Crouch End for 36 years and have brought up our children here. We have watched and listened over the years to numerous "plans" for the conservation/ development of the town hall and have seen the prevarication and basically bad faith of the Council in their attitudes to the possibilities that the building and the site hold. The current situation where an off shore consortium has been sold the site for a paltry sum and highly dubious proposals for development can only raise suspicions.</p> <p>It is unthinkable that such a prime site should have been sold off for a mere £3million when many local houses alone could fetch not dissimilar prices. Additionally for a labour council whom one might anticipate would have the benefit to the local community as their priority, it is a disgrace.</p> <p>There are so many grounds upon which to object to this proposal and they are rehearsed by the majority of people who have commented in this consultation. Of course it remains to be seen if they are taken account of in any way. But the principle objections are in the area of the size of the development, its impact on local amenities including transport, waste disposal, schools, doctors, aesthetics, the consequences for the present businesses who are located in the town hall building; the privatisation of public space, and perhaps in the present disastrous situation of housing in London, the absence of any community responsibility for providing affordable housing to rent or buy. there are numerous other reasons why this proposal should be abandoned.</p> <p>In the interests of local democracy this consultation must result in the abandoning of these proposals and</p>

Appendix 6 – Neighbour Consultation Responses

		the instatement of development that in all these ways is contingent with the needs of the local community
13 9	<p>Sarah Elliot 3 Tregaron Avenue Crouch End London N8 9HA</p> <p>Objection to the proposal.</p>	<p>I am writing in connection with the above development plans. I have looked carefully at the plans and, as a long standing resident of Crouch End (25 years), I wish to object. My objections are as follows:</p> <p>1) The hotel will be too high and too big for Crouch End.</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. The projected pictures provided by the developer disguise the huge size of this development with trees and fail to show its true extent.</p> <p>2) There will be pressure of parking and local transport.</p> <p>Only 40 car parking spaces are being provided by a development which proposes 146 new flats. Why is this? The effect on the local area will be overwhelming. Crouch End is already overcrowded in terms of parking. This is unacceptable.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. This must be challenged.</p> <p>4) Insufficient schools and doctors and infrastructure.</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>Currently 130 local people run thriving businesses from the Town Hall which feed the local economy. This development will do nothing for the local community.</p> <p>6) No plan for community use</p>

Appendix 6 – Neighbour Consultation Responses

		<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</p> <p>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>
14 0	<p>S. Sinclair-Webb 8 Blythwood Road London N4 4EU</p> <p>Objection to the proposal</p>	

Appendix 6 – Neighbour Consultation Responses

		<p>I am writing in connection with the Planning Application regarding Hornsey Town Hall. I am a resident of Islington but due to the closeness of my road to Crouch End use the facilities and services in the area regularly. I am disappointed that the impact of the development on the wider area and not just people who live in Haringey has not been properly acknowledged by the Council and the developers.</p> <p>Whilst I appreciate that Hornsey Town Hall is in need of restoration and is now in a very poor state largely due to lack of maintenance by the Council over many years, I am very concerned by the large scale of the proposal. I would therefore make the following points:</p> <ol style="list-style-type: none"> 1. The two new blocks to be built behind the Town Hall are far too high and do not fit in with the existing buildings. They will dominate the Town Hall and are generally detrimental to the 'victorian village' feel of Crouch End. The architects, Make, have a reputation for very large buildings e.g. office blocks in Broadgate in the City of London and not careful restoration work to a Grade II listed building which is the main purpose of the development. 2. The additional 146 flats and the hotel (now referred to as apart hotel) will place extreme pressure in the area with regard to public transport and other services, e.g. doctors and schools. The main bus service, the W7, which links Crouch End to Finsbury Park tube station is already full in the rush hour. There is very little car parking space in the centre of Crouch End and the provision of 40 parking spaces shown in the scheme is inadequate. Congestion at bus stops and with buses passing each other is already a big problem and will only get worse with the new development. 3. The Town Hall at present is being used successfully by a number of independent local businesses despite the poor state of repair. It is also being used as an Arts Centre with performances by the Crouch End Players, various choirs and dance classes, The Crouch End Festival etc. There is no confirmation in the plans as to how the Arts Centre (now referred to as community centre) will function in the future.
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Appendix 6 – Neighbour Consultation Responses

		<p>4. I see no necessity for the extensive work to the Public Green area in front of the Town Hall, providing the existing green is maintained properly. Haringey has in the past made it difficult for residents to use this space but at the moment the position is that residents are able to sit and enjoy the green and groups such as the Crouch End Festival and local craft fairs have also used the space which has been very popular with the local community.</p> <p>I would therefore ask the council to refuse planning permission for this scheme.</p>
14 1	<p>Diana Parkinson 6a Landrock Road Crouch End London N8 9HP</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>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>
14 2	<p>Barry Flanigan 25 Danvers Road London N87HH</p> <p>Objection to the proposal</p>	<p>I wish to object to the Hornsey Town Hall planning application ref HGY/2017/2220 on the grounds that the proposed tower blocks are out of character with the area.</p> <p>The proposed car park behind the Town Hall is two 6 and 7 storey tower blocks; it is also proposed that in the mews there be a further block of residential accommodation. This is completely inappropriate for the area, which as you know is a conservation area</p> <p>Further, the tower blocks will dominate the views of both the Town Hall and the Library, which is inappropriate for listed buildings; it will completely alter the character and context of the buildings</p> <p>I ask you therefore to please therefore reject the planning application HGY/2017/2220 on the grounds that it would be out of keeping with the design and character of the nearby listed buildings, and would also ruin the visual context of the surrounding conservation area.</p> <p>I would also ask you to ensure that there is a clear requirement for the town hall square and green to be kept for community use. It is very unclear from the current application what will happen to these areas.</p>
14 3	<p>Stuart Curley 160 Osier Crescent</p>	<p>strongly object to the plan HGY/2017/2220 for the Hornsey Town Hall because I believe this plan effectively privatises a public space that is currently owned and controlled by Haringey Council for the benefit of Haringey residents. I believe the plan does not have adequate protections and details to</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Muswell Hill London N101RF</p> <p>Objection to the proposal</p>	<p>guarantee continued benefits for Haringey residents. I object to the plan for the following reasons:</p> <p>1) Too high and too big</p> <p>This is a huge development that will destroy the architecture of the heritage buildings. 7 storeys is far too high when properties in the area are only 2-3 storeys high.</p> <p>2) Insufficient transport infrastructure</p> <p>Crouch End Broadway is only served by buses which are already have too low capacity to meet demand. The road infrastructure and traffic is already too heavy to address this by adding more buses. There proposed 40 new parking spaces are insufficient to meet the extra demand the complex will place on already stretched spaces for parking.</p> <p>3) Zero social housing in the plan</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer that will make millions from the development is not prepared to invest in Social Housing at a time when London and Haringay are already deep in a housing crisis.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>Currently 130 local people run thriving businesses from the Town Hall which feed the local economy. There is no provision in the contract or deal to protect these local businesses and ensure the developer is obliged to support these local businesses.</p> <p>6) No provision or guarantees for community use</p> <p>There are no details of how use of the resources will be guaranteed for the local community at a reasonable cost to the community.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>7) No detailed restoration plans</p> <p>The developer has not provided any details of the restoration work, which is the primary reason for the development.</p>
14 4	<p>Lisa Moldau 20 Harrington Court, 26 Hornsey Rise, London N19 3DU</p> <p>Objection to the proposal.</p>	<p>As a local resident I object to the Refurbishment and change of use of the Hornsey Town Hall to a mixed use scheme as defined online in planning ref. HGY/2017/2220 Removal of east wing extension and erection of east wing roof extensions to the Town Hall are too large for the site as currently shown in plan, and dominate the landscape, and exceed existing roof heights locally and overshadow adjacent buildings/properties.</p> <p>Provision of 146 residential units puts excessive demand on local infrastructure and services including medical services and schools and daily public transportation at all times of day and the 40 car spaces is not enough car parking space for residents plus their service-providers/deliveries/visitors, which will be constant and many for 146 units.</p> <p>The erection of a 7 storey building is excessive for the area, frankly it's too high, the volume of people using/living there cannot be supported by existing infrastructure, it dominates the landscape, is not aesthetically in keeping or appropriate with the heritage of the area, overshadows adjacent properties and obscures the landscape from as far a view point as Alexandra Palace! The proposed erection of a part 4, part, 5, part 6, part 7 storey building and associated car parking at basement level is an abuse of planning permissions suitable at this site.</p> <p>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 is not acceptable for the reasons given above.</p> <p>Alterations and landscaping to the town hall square and open spaces are not improvements- they specifically remove existing plants/landscaping and trees.</p> <p>Demolition as outlined online (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) is not restoration or retention of heritage property that has historical value and is not curation or preservation of property that is currently serviceable to guests/visitors and is used, safely to date for many visitors at one time I do not see that the plans meet the standard borough request of 40% of affordable housing in any new development. I contest the current t Viability Report and demand this report is</p>

Appendix 6 – Neighbour Consultation Responses

		<p>made open and transparent to all, online.</p> <p>The developer has failed to provide a detailed programme for restoration work on the existing structure including internal designs, which must be the primary reason for this site's development. As custodians of the building of the Town Hall they must develop in keeping with local history and heritage.</p> <p>The developer makes no defined plans for the continuation of community and arts projects, no mention of community use of their town hall and this is not acceptable for the redevelopment of a public town hall and it's buildings and accommodation.</p> <p>Kindly respond to my objections above to me directly or by way of pointing me to information online that speaks to each of these points.</p>
14 5	<p>Sharon Kean 10 Sandringham Gardens Crouch End London London N8 9HU</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. As a local resident of 15 years, when even the smallest change in housing has been scrutinised by the planning department on the grounds of our Conservation Area - often rightly, I am shocked, and saddened that my voted representatives have so blatantly ignored the wishes of the local community.</p> <p>My objections are very similar to those of the Western and Haringey Parks Resident's Association, so I am using their template, with my own additions - :</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. No matter how FEC try to say that the edges of the development are not too high, the whole block is too big, too high, too close to the Town Hall and present houses, and totally out of line with the character of Crouch End.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Even with no new parking permits, this only means people can move their cars in the middle of the day, and park anywhere in the evening, when it is already difficult for residents to find places to park. Also visitors to the Town Hall,</p>

Appendix 6 – Neighbour Consultation Responses

		<p>including hotel guests, will need to park somewhere.</p> <p>3) Lack of social housing</p> <p>This is despicable on the part of the Council. What sort of Labour ethic is at work here? The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these, we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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. How do you propose to deal with this.</p> <p>5) Loss of local independent businesses</p> <p>This is against all community and London interest. 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?</p> <p>6) No plan for community use</p> <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? We are still waiting.</p> <p>7) No detailed restoration plans</p> <p>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>
14 6	Sarah Lythgoe 160 Osier Crescent	<p>I strongly object to the plan HGY/2017/2220 for the Hornsey Town Hall because I believe this plan effectively privatises a public space that is currently owned and controlled by Haringey Council for the benefit of Haringey residents. I believe the plan does not have adequate protections and details to</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Muswell Hill London N10 1RF</p> <p>Objection to the proposal.</p>	<p>guarantee continued benefits for Haringey residents. I object to the plan for the following reasons:</p> <p>1) Too high and too big This is a huge development that will destroy the architecture of the heritage buildings. 7 storeys is far too high when properties in the area are only 2-3 storeys high.</p> <p>2) Insufficient transport infrastructure Crouch End Broadway is only served by buses which are already have too low capacity to meet demand. The road infrastructure and traffic is already too heavy to address this by adding more buses. There proposed 40 new parking spaces are insufficient to meet the extra demand the complex will place on already stretched spaces for parking.</p> <p>3) Zero social housing in the plan The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer that will make millions from the development is not prepared to invest in Social Housing at a time when London and Haringay are already deep in a housing crisis.</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.</p> <p>5) Loss of local independent businesses Currently 130 local people run thriving businesses from the Town Hall which feed the local economy. There is no provision in the contract or deal to protect these local businesses and ensure the developer is obliged to support these local businesses.</p> <p>6) No provision or guarantees for community use There are no details of how use of the resources will be guaranteed for the local community at a reasonable cost to the community.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>7) No detailed restoration plans</p> <p>The developer has not provided any details of the restoration work, which is the primary reason for the development.</p>
14 7	<p>Mr David Taylor 25 Ferme Park Road Hornsey London N4 4EB</p> <p>Objection to the proposal.</p>	<p>I object to the current plans to develop Hornsey Town Hall for the following reasons;</p> <ol style="list-style-type: none"> 1. The development is completely out of character for this area of Crouch End and needs to be scaled down considerably. 2. The 7 storey blocks of flats which have been proposed overlook many private residences and are much too big. 3. This development overshadows the whole of the surrounding properties and should be re-drawn. 4. It's a very overbearing development and does not take into consideration that local services including transport and doctor's surgeries that are already over loaded will be put under more strain. 5. The scale of the works is too large and there is no provision for social housing so I object to this on principle that it won't suit this area at all. 6. There are no transparent plans for the green in front of Hornsey town Hall. 7,000 local residents signed a petition to save the green from being built on, it must remain as an open space for the use of local people and not be developed. 7. I heard there are plans to uproot the tree planted by Amnesty International 20 years ago and move it elsewhere. This tree is too large and it's roots are too well established to do this so I object to this and the tree, a dark red maple leaf must remain as it's right at the edge of the green. <p>Finally because there have been no detailed and transparent plans put forward (it's all in outline only) I completely object to the way Haringey Council are withholding information on this important development that affects many people living in Crouch End.</p>
14 8	Alison Johnston and	<p>I am writing in connection with the above development plans. My objections are as follows:</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Michel Petheram 33 Ashford Ave Hornsey London N8 8LN</p> <p>Objection to the proposal</p>	<p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Increased traffic and pressure on public transport.</p> <p>W7 queues at rush hour are always long. Is there is enough capacity on the buses for all the new residents that will live and work in the proposed development? The roads in Crouch End are already congested and dangerous.</p> <p>3) Lack of social housing - shame on you!</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these ȷ we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) No plan for community use</p> <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>6) No detailed restoration plans</p> <p>The developer has failed to set out a detailed programme for the restoration work, which is the primary reason for the development.</p>
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Appendix 6 – Neighbour Consultation Responses

14 9	Helen Peters Roedean House, Roedean School Roedean Way Brighton East Sussex BN2 5RQ Objection to the proposal	As somebody who lived in Haringey for ten years and has friends who rent studio space in Hornsey Town Hall, I would like to add my objection to the proposed development plans. The plans do not include any creative studio space, although 70 creative businesses are currently based in the building. Creative businesses make a huge contribution to local communities, and it is getting harder all the time for small creative businesses to find affordable studio space in London. Hornsey Town Hall is the perfect place for such spaces, and it is places like this that make the area so rich and vibrant. The loss of these businesses would be a huge loss to the local area. Moreover, the proposed flats would create yet more traffic in what is already a very traffic-heavy area, and also put more pressure on local schools and services. Thank you for taking this objection into account.
15 0	Lara 51 Summerhill Road London N15 4HF Objection to the proposal	I wholly object to this obscene proposed plan for Hornsey Town Hall. The design is completely inappropriate for the Heritage local area and will have a detrimental affect on the surrounding Victorian properties. The town hall is a much loved venue and it's outside space provides locals with a place to rest, play and eat. To allow such a plan to go ahead shows utter disregard by the council for this special and historic suburb. The plans show housing to be intensely packed and far to high in height for the surrounding area. They will totally destroy Crouch End's aspect forever. I cannot believe the council would even consider this a suitable plan.
15 1	Cristine Leone 51 Summerhill Road London Tottenham London N15 4HF Objection to the proposal.	I object to the plans for the reasons that the planned building is a far too big and it's design completely inappropriate for the local area. The Hornsey Town Hall is also a beautiful and well loved local treasure it would be a crime to demolish it to sell off to a money laundering, tax evading property developer. Shame on you, council!

Appendix 6 – Neighbour Consultation Responses

15 2	Rosa Powloski 28 Denton Road Crouch End London London N8 9NS Objection to the proposal	I am very unhappy with the plans. It is no only poor planning it is morally and ethically wrong. - It is despicable that there is no affordable/social housing - Seven stories is too high - No terms on community building - Not enough parking space - Bus stops are already overcrowded - A huge loss for the borough and seemingly lots of profit for someone else.
15 3	Anya Driscoll 7 Aubrey Road London N8 9HH Objection to the proposal	It's too big and dense for an area served only by busses and no tube station.
15 4	Caleb Wyckoff-Smith 1 Etheldene Ave. Objection to the proposal	The Hornsey Town Hall Arts Centre is a creative village in the middle of our neighborhood, with 70 local artists (businesses) and 125 total people working within. The town hall opens to the public for events regularly, including art shows, Sunday roasts, and discos that are widely enjoyed by the community. By taking away the town hall from us, You are taking away an important facet of our community the likes of which cannot be replaced. As it stands, the current plan does not have plans for the 70 artists that make their livelihoods from their work in the Arts Centre, just Hot desks- This is not good enough; not good enough for the artists, and not good enough for our community. Not to mention, the addition of apartments will place added strain on our already-filled W7 bus system, and Haringey has promised work on busses in Haringey but not specifically the W7- for all we know, the money could go somewhere else completely. The message is clear- This plan is not good enough for anyone here and a quick cash grab by the council, even if the money is needed, is not worth the pawning off of our community's heart.
15 5	Will Wootton 18 Albert Road	I strongly object to this planning application for the following reasons: - The developer has not provided proper plans that show the impact of the development. It seems that the

Appendix 6 – Neighbour Consultation Responses

	<p>London N4 3RW</p> <p>Objection to the proposal</p>	<p>scheme is totally inappropriate in this heritage area because it is too large and will overwhelm the surrounding Victorian residences.</p> <ul style="list-style-type: none"> - There seems no convincing plan for how the local services will deal with the impact of this large residential development. - I do not see why the council is selling off this property to investors when the development could be done locally in harmony with the arts centre that is currently running there. This would mean the money would come back in to the borough rather than in to the pockets of a few wealthy individuals. - This area of Crouch End should be serving the community, and this development simply does not do that. It serves itself and the interests of the developers. It is not a creative solution but one driven by profit. For these reasons i object to the plans submitted. First off i would like to see the developer submit proper sketches of the impact. If, as believed, this will be great then there needs to be a proper assessment of what should be allowed in this area and, if possible, a total change in direction.
15 6	<p>Gabb 5 Briston Grove Crouch Hill N8 9EX</p> <p>Objection to the proposal.</p>	<p>I object against this building going up. The schools are over ran, there have been to many new housing going up in this area over the last 5 years.</p> <p>The services are already over stretched ie:</p> <ul style="list-style-type: none"> -Doctor surgeries -Schools -Transport (in particular the already overcrowded W7 bus route) are you going to bring back the W2 to this area? -Parking spaces -Pollution from more traffic -Litter and refuse collection -Noise pollution <p>This 7 storey construction will have a severely bad impact on our community.</p>
15 7	<p>Craig Dennis 19 Elm Grove Crouch End London N8 9AH</p> <p>Objection to the proposal.</p>	<p>I am writing in connection to the above development plans for Hornsey Town Hall. My objections to this development are as follows:</p> <ol style="list-style-type: none"> 1. Size & scale of development: The proposed development, from what I have been able to ascertain, is a significant increase in size and height. One of the benefits of living in the Crouch End community is that we have been able to maintain the feel of the area without unsightly expansion. A proposed seven storey building in the heart of Crouch End will be a significant eyesore and impact on the local residents significantly.

Appendix 6 – Neighbour Consultation Responses

		<p>2. Increased pressure on local services: Having been a resident of Crouch End for some 20 years I have seen a significant change in the area and huge pressures on both schools and social care in the area. A significant increase in the number of residents to the centre of Crouch End is going to have a detrimental effect on both our school places (already stretched) and healthcare providers (difficult to get into as it is).</p> <p>3. Increased pressure on transport links and parking: I am very concerned about the pressures that will increase on both the transport links that are currently in place, the ques for the W7 at rush hour can have a huge detrimental impact to the morning commute. As well as the ability as a local resident to park my car near my house, which is only a matter of streets away from the proposed development. I have not seen suitable plans to manage and improve the infrastructure to support this new development sufficiently.</p> <p>4. No Social Housing commitment: A lack of any social housing in this new development, at a time where increasingly those are needed within the borough smacks of both gross profiteering but also a lack of engagement with the existing community. I struggle to understand why Haringey has a proposal for the development but there is not a requirement for any social housing to be included?</p> <p>5. Restriction of community hub: The Hornsey Town Hall has for the last few years become a social and commercial hub for Crouch End, offering a home for local businesses and start-ups to develop. I have attended a number of social events there and believe it to be a hub for my community. I see very little in the proposed plans that will ensure that this beloved structure will be maintained as a thriving hub for local businesses and residents in the manner we have become accustomed to.</p> <p>For the above reason I would like to register my objections to this proposed development.</p>
15 8	Anthony Sarno 28 Primezone Mews London N8 9JP	<p>1) Loss of privacy and overlooking & Overshadowing/loss of light My property, 28, Primezone Mews will be one of the most affected properties by this scheme as my property is directly adjacent to the 7 story element. It will suffer from severe over shadowing and loss of light; particularly into the first floor bedroom and 2nd floor bedroom. The windows of the new development are pointing directly at my property's windows which will mean loss of privacy and overlooking.</p> <p>2) Huge pressure on transport and parking</p>

Appendix 6 – Neighbour Consultation Responses

	Submission: Objection	<p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we 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.</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?</p> <p>6) No plan for community use 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>8) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>9) Loss of value to my property At the moment the first floor bedroom has an open view, which is to be replaced with a massive block. We</p>
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Appendix 6 – Neighbour Consultation Responses

		currently have one private car parking space and the option to have a resident's parking permit for another car to park on the street. This permit will be useless now as there will be nowhere to park. Add this to the loss of light and new lack of privacy, there will be a huge detrimental affect on my property's value.
15 9	Giulia Sarno 26 Primezone Mews London N8 9JP Objection to proposal	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Loss of privacy and overlooking & Overshadowing/loss of light My property, 26, Primezone Mews will be one of the most affected properties by this scheme as my property is directly adjacent to the 7 story element. It will suffer from severe over shadowing and loss of light; particularly into the first floor bedroom and 2nd floor bedroom. The windows of the new development are pointing directly at my property's windows which will mean loss of privacy and overlooking.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these ; we 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.</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?</p> <p>6) No plan for community use 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</p>

Appendix 6 – Neighbour Consultation Responses

		<p>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>8) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>9) Loss of value to my property At the moment the first floor bedroom has an open view, which is to be replaced with a massive block. We currently have one private car parking space and the option to have a resident's parking permit for another car to park on the street. This permit will be useless now as there will be nowhere to park. Add this to the loss of light and new lack of privacy, there will be a huge detrimental affect on my property's value.</p>
160	<p>Ben Collister 17 Primezone Mews London N89JP</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. I live in Primezone Mews and my garden will be overlooked by the imposing building, losing light and privacy. There will be increased noise and traffic during the construction. There are no similar buildings in the neighbourhood - why are you changing this other than to bring in vast sums of money from the developers??</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in</p>

Appendix 6 – Neighbour Consultation Responses

		<p>any new development. The developer says it is not viable to include these & we 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.</p> <p>5) 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>
16 1	<p>Claire Davidson 1 Park Avenue North Park Avenue North N8 7RU</p> <p>Objection to the proposal</p>	<p>Agree with pressure on schools doctors and transport. This development will remove the village feel of crouch end. Appalling that there are no social housing plans</p>
16 2	<p>M Hammond 6 Abbots Terrace Crouch Hill London N8 9DU</p> <p>Objection to the proposal</p>	<p>I wish to object to this application for the following reasons:</p> <ol style="list-style-type: none"> 1) The overall density of this application is overbearing 2) The height of the proposed block of flats is excessive and out of character for the area which consists mainly of 2 storey houses. 3) The 7 storey building will overlook other residences and deprive existing buildings of light. 4) Inadequate arrangements for parking are proposed in an area already overladen with cars. 5) The great increase in population in a small area will put a massive strain on the local public transport which is already overladen especially at certain times of the day. 6) The increase in traffic generally to support the proposed buildings and their uses would be great and cause chaos in the surrounding roads. 7) Local amenities such as doctors/dentists and schools are stretched already without such an increase in population in such a small area

Appendix 6 – Neighbour Consultation Responses

		<p>I hope you consider these points</p> <p>Additional Objection (#372):</p> <p>Further to my previous objections I wish to object to the removal of the red maple tree from the Town Hall Green.</p> <p>It has historic meaning and is healthy.</p> <p>The site developers have given assurance that the green would not be affected by the new development so why remove a tree ?</p> <p>The green is used by all generations and is a focal point for the community and should remain so. Trees especially near a road are positive to the environment and should be kept.</p>
16 3	<p>Bethan Lloyd-Glass 9 Coniston Road London N10 2BL Objection to the proposal</p>	<p>I am writing to object to the development of Hornsey Town Hall.</p> <p>130 people run businesses based in this building, where will they work from? These local businesses should be encouraged and protected.</p> <p>There will be a massive strain on the local schools, Doctors and the transport system.</p> <p>The development has no affordable housing plans.</p> <p>The development is a huge 7 storey building which is out of character to the area. isn't Crouch End a conservation area?</p>
16 4	<p>Robertson 6 Ivy Gardens London N8 9JE Objection to the proposal</p>	<p>As a member of Abbots Terrace and Ivy Gardens Residents' Association I strongly object to this proposal.</p> <p>1) The proposed development does not enhance this conservation area. The huge volume of flats will create a dense concrete jungle with little outside space for residents to enjoy.</p> <p>2) The 7 story height of the proposed block of flats will overshadow and overlook neighbouring homes and gardens such as those in Primezone Mews; Weston Park, and Haringey Park blocking out natural light and causing a loss of privacy. The buildings will dominate and change the skyline and will be claustrophobic and completely out of character for this Conservation Area which is mainly 2 storey houses with trees and leafy gardens.</p> <p>3) There is inadequate plans for parking provision in an area which is already stretched for parking spaces.</p> <p>4) The increase in population is unsustainable for public transport; schools and doctors. At present there is</p>

Appendix 6 – Neighbour Consultation Responses

		a 3 week waiting list to see a doctor for a 5 minute appointment.
16 5	Stephen Dudley 13 Victoria Road N227XA Objection to the proposal	<p>The proposal to increase the height above previously agreed 4 storeys would greatly increase the visual over-bearing of the site. It would also increase the density beyond a responsible level.</p> <p>The extreme density of the proposal would maximise the adverse impact on the local area for the residents (schools, buses, parking etc etc). The fudging of the density figures on the proposal, is shameful. The scandalous lack of affordable housing; yet again no benefit to the local area, and again simply maximises profits. I am shocked that a proposal with no social housing is not rejected out of hand.</p> <p>There needs to be a CAST-IRON agreement that the hotel rooms can never be converted to long term accommodation, or student accommodation. Failure to do this would be a severe dereliction of duty by the council/planning department.</p> <p>The plan should stick to the previously agreed maximum height of 4 stories.</p>
16 6	Claudette Susan Thornton, 11 Hatherley Gardens N8 9JH Objection to the proposal	<p>I am very glad that there is a plan to stop the further decay of the Town Hall and understand that since Haringey does not have the money to do this, building on the land behind it is necessary to generate funds. I would be delighted if the applicants could deliver a good solution to the many and sometimes conflicting needs of Crouch End and London residents. But I object to the planning application-some of the reasons are:</p> <p>1. This point is not directly relevant to planning. The application has more than 200 attachments which makes it extremely difficult and time consuming to understand. I have found it impossible to comprehend the detail as I do not have the skills required although I have more time than many do. This means that very many people who might have a view will not have access to the information they need to formulate and express it. I realise that Haringey are not responsible for the planning application but given the importance and complexity of it, and the fact that the public meetings held by FEC did not and perhaps could not describe accurately what is finally in the application, I feel that it should have been possible for the Council to facilitate the provision of a more accessible summary of the proposals.</p> <p>I am also uneasy about the process for the application. The Council has already signed a contract with the leaseholders FEC, and is now responsible for making a decision about the planning application which seems to me to be undemocratic</p>

Appendix 6 – Neighbour Consultation Responses

		<p>2. As many people have said, the new buildings are not what was proposed initially and are clearly far too tall and block like to fit with what is appropriate in a conservation area of mainly 2 storey Victorian houses. HGY/2013/1282 application for an extra storey on 2-4 The Broadway was turned down because of its size and scale in a prominent location and the adverse effect it would have on the conservation area as a whole in line with local and national planning policies. So it is hard to comprehend how this much taller development much closer to the Town Hall and the library could be even considered as a possibility.</p> <p>3. It is not acceptable that no affordable housing is included in the housing development. It was quite shameful that only 4 units were proposed initially and to have those removed on the grounds (presumably) that there is insufficient profit from the new build is difficult to understand when one hears that a very large profit will be made by the developers. Haringey Council and residents only have the benefit of £3 million which would barely cover the cost of two houses in central Crouch End.</p> <p>4. I have concerns about the loss of space for local small businesses which is reduced to one third of current capacity and not in a format which would allow some of the current use to continue. There is also a lack of information about how the hotel or aparthotel would function: I do not see any information about catering, reception and servicing. There is also a potential problem of overlooking from hotel rooms in the west wing to Hatherley Gardens.</p> <p>5. TRANSPORT. One has to be extremely worried about the impact of maybe 600 extra people living on this relatively small patch of land on transport. As others have said, the W7 bus is already under pressure as anyone knows who takes it to Finsbury Park in the mornings. And other buses, 41 and 91 travelling towards tube stations are also busy. There is already a high volume of traffic in Haringey Park, Hatherley Gardens, Weston Park and Crouch End in general.</p> <p>The applicant's travel plan is inadequate. I do not believe that any serious analysis of traffic and transport has been undertaken by the applicants. For example, I do not understand how it could be acceptable as part of a believable plan to say that visitors/delivery people to the residential units will be asked to follow requests to travel in particular ways. There will be by the applicant's own estimates at least 54 extra goods vehicles a day for the new dwellings. There will be countless others as people use on line shopping and other delivery needs. The number of parking spaces allowed for is much too small. The junction of Haringey Park and</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>Crouch Hill, which is very narrow, is already busy and awkward with W5 and W7 buses being involved. These are just a few of the issues raised leaving aside access to the new hotel and other activities in the Town Hall.</p> <p>Hatherley Gardens is a short, quite narrow residential cul de sac street which already attracts a high volume of traffic because of its proximity to Crouch End centre. Lorries reverse down it with deliveries as do refuse collection vehicles which collect from local businesses. Many people drive down, turn round and stop, often with engines running, while waiting for somewhere to park or for a passenger to return from shopping. There is a considerable level of noise. I can often not park in this road at all and certainly rarely if I return after 7pm. I accept all this as part of living in a central location but I am not happy for it to get more difficult, noisy and polluted.</p> <p>The applicants are proposing more car club spaces (where?), a cab rank (where? now I see they suggest the spaces on the main road), 3 more disabled car spaces on the forecourt of the Town Hall in addition to the two at the end of Hatherley Gardens and a shuttle bus. Much more information is needed about the shuttle bus proposal. Is there any analysis of the need for it, its destination(s) and its route? The idea of a shuttle bus travelling up and down Hatherley Gardens is quite unacceptable owing to the volume of traffic already using this road. Nor does one want taxis coming down the road and using the end of it (where I live) as a drop off and pick up point. As above, Hatherley Gardens is already overloaded with traffic and noise.</p> <p>Re disabled parking spaces on the forecourt of HTH, I would like to see evidence of the need as the existing ones in Hatherley Gardens are as close as is possible to the town hall and rarely used in the evening even when there are events on. One wonders if the idea may be to make these into parking spaces which can be used for other purposes as part of the 'managed access' proposed.</p> <p>Either way, I am completely opposed to vehicles and pedestrians mixed together in the forecourt of the Town Hall. This is clearly undesirable whether the vehicles are taxis, shuttle buses or carrying people with disabled badges. As anyone can see, that space is used by small children using bikes and scooters or just running around in daylight hours. Also by all ages coming to sit, walk and talk.</p>
16	Will	Absolutely inappropriate for Crouch End. Simply too big, depressing that it's got this far.

Appendix 6 – Neighbour Consultation Responses

7	Driscoll Church Lane Crouch End N8 7BT Objection to the proposal	
16 8	Nicholas John Hawkins 51 Coleridge Road Crouch End London N8 8EH Objection to the proposal.	<p>I wish to object most strongly to the Application to develop the Town Hall, mainly on the grounds that the development will completely alter the area of the Town Hall, overshadow houses in Weston Park and Haringey Park, put an intolerable strain on the local infrastructure, and destroy the atmosphere of the Square which is so much a part of the charm of Crouch End. Traffic will increase on roads such as Weston Park, Haringey Park, and particularly on Hatherley Gardens if the proposed Apartment Hotel is allowed.</p> <p>I also object to the destruction of the right hand wing area of the stage of the Assembly Hall, which means that it will never be capable of staging plays, musicals or ballet - all of which I enjoyed in earlier years.</p> <p>I am astonished to read that LBH sold the site for such a modest sum, and sincerely hope that the leasehold on the site has been preserved for future generations.</p> <p>The fact that no social housing is to be built is a disgrace to a borough where house prices have risen so much since I came to live in Crouch End in 1960.</p> <p>Organisations with an interest in Crouch End will undoubtedly have more detailed objections than I, but I cannot help but raise my voice at yet another example of crass materialism from a Council that purports to be Socialist - the actions of the Council speak louder than their words.</p> <p>Reginald Uren, the architect of the Hornsey Town Hall said, and I quote from one of the background papers submitted, that "buildings should be designed as environments to make the lives of people more enjoyable against a pleasant background." This Application reverses Uren's statement, and will make the lives of people much less enjoyable against an unpleasant background.</p>
16 9	Tom Sears 166 Stapleton Hall Road London	<p>The development is far too big and will overshadow local heritage buildings. If this was affordable housing it might be acceptable but not for profiteering.</p> <p>The promises of community use are vague and unconvincing.</p> <p>It will have a big and unknown impact on local services, local people, local businesses and the character of the conservation area.</p>

Appendix 6 – Neighbour Consultation Responses

	N44QJ Objection to the proposal	
17 0	Nicky and David Lane 58 Park Avenue South Hornsey London N8 8LS Objection to the proposal	<p>We are writing in connection with the above development plans which we believe to be outrageous and a betrayal of the local community. Our specific objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is completely out of keeping with our Conservation area where most of the properties are only 2-storeys high and the majority have distinctive period characteristics.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. We don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. The increase in local congestion has not been adequately considered.</p> <p>3) Lack of social housing The proposal has no affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these: such claims are ridiculous.</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 inadequate provision has been made for the impact of the development.</p> <p>5) Loss of local independent businesses Currently 130 local people run thriving businesses from the Town Hall which feed the local economy. The hot desk provision for these businesses is completely inadequate.</p> <p>6) No plan for community use We are very concerned about the lack of clear provision of a dedicated Arts Centre. 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>

Appendix 6 – Neighbour Consultation Responses

		<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. This is unacceptable.</p>
17 1	<p>Elizabeth Mann 6 Womersley Road London N8 9AE</p> <p>Objection to the proposal</p>	<p>I have numerous objections to this proposal:</p> <ol style="list-style-type: none"> 1. It is too large and particularly too high. It is out of keeping with the local area. 2. We need affordable/social housing not luxury flats 3. It is an excessive burden on local infrastructure. It will put a strain on local services and transport, which is unsustainable. 4. The hotel element is commercially unviable and not what local residents want/need.
17 2	<p>Sarah Bailey 79 Inderwick road London N89LA</p> <p>Objection to the proposal</p>	<p>To whom it may concern,</p> <p>I am writing in connection with the above development plans. My objections are as follows:</p> <ol style="list-style-type: none"> 1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. 2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. 3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these - we contest their Viability Report and demand open and transparent scrutiny of it.

Appendix 6 – Neighbour Consultation Responses

		<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.</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?</p> <p>6) No plan for community use 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>
17 3	<p>Eliza McBride Blackmore & Rupert Green Flat 1, 1 Nelson Road N8 9RX</p> <p>Objection to the proposal</p>	<p>We write in objection to the proposed scheme for the Hornsey Town Hall. Having recently viewed the plans, the scheme is out of proportion with the local vernacular, ambience, architectural heritage, and requirements.</p> <p>We fully support the reasons for objection and reconsideration put forward by the Crouch End Neighbourhood Forum, and the Weston & Haringey Parks Association, and echo them here. Many of the points outlined in the recent letter from the latter are alarming. The proposed development of residential and commercial premises are on too large a scale in relation to the surrounding buildings, which in themselves have greater architectural merit and epitomise the styles of buildings we have in the area. We have concerns over the lack of transparency and clarity of the proposals - throughout the process, from procurement through to the current stage, details have been severely lacking or changed completely. It is not understandable how the Council can reach an informed decision with this level of vague information.</p> <p>It does not appear to have the interests of residents, visitors and the local setting at heart. The Hornsey Town Hall and surrounding buildings of a similar era were revolutionary in their day. We are lucky to have them. Why obscure them with an oversized, bland development? It would detract from the HTH building, and we would lose an important piece of our neighbourhood's urban fabric. Although the</p>

Appendix 6 – Neighbour Consultation Responses

		<p>interior clearly needs rescuing, and we fully appreciate the need for private financing; giving so much away would be a travesty in pursuit of funds. Needless to say the intention of the clock tower attached to the HTH was to stand tall as a symbol of municipal strength. It is a shame that today the current Council appears to be somewhat blinkered in their dealings with a private developer.</p> <p>We very much hope to see alternative development options soon. Preservation through active caretaking, not redevelopment, is key.</p>
17 4	<p>Lynn Malloy 44 Oakfield Court Haslemere Road Crouch End N89QY</p> <p>Objection to the proposal</p>	<p>As a Crouch End resident of over 25 years I care very much about how the area is developed and that any development proceeds in a fashion that is ethical and sensitive to local residents and businesses. Therefore I have no choice but to strongly object to this proposal.</p> <p>1) The proposed development does not enhance this conservation area at all. The huge volume of flats will create a dense concrete jungle with little outside space for residents to enjoy. It is out of proportion to the surrounding buildings and space available.</p> <p>2) The seven story height of the proposed block of flats will overshadow and overlook neighbouring homes and gardens such as those in Primezone Mews; Weston Park, and Haringey Park blocking out natural light and causing a loss of privacy. The buildings will dominate and change the skyline and create a closed in and claustrophobic space completely out of character for this Conservation Area which is mainly two storey houses with trees and leafy gardens.</p> <p>3) There are inadequate plans for parking provision in an area which is already stretched for parking spaces.</p> <p>4) The increase in population is unsustainable for public transport; schools and doctors. And there is nothing in the proposal that addresses these very real issues.</p> <p>5) There is no credible plan to protect and nurture the creative space developed more recently within the Town Hall.</p>
17 5	<p>Denise Dobson 62B Nelson Road Hornsey</p>	<p>I am writing to set out my objections to the planning application by FEC for the redevelopment of HTH. I speak as a local resident of 16 years and as a local business owner.</p> <p>Before I address my specific concerns I would firstly like to say that it is of general concern to me that</p>

Appendix 6 – Neighbour Consultation Responses

	<p>London N8 9RT</p> <p>(Director of Songworks)</p> <p>Objection to the proposal</p>	<p>Haringey has signed a development agreement with FEC prior to knowing what FEC is actually going to do. During the procurement process we were assured that the council had the interest of the community as its top priority but surely by signing the development agreement at this early stage this Haringey's negotiating position is effectively negated? I would like to know - how could council officers of allowed this to happen?</p> <p>Secondly, I understand that the application that has been submitted is very unlike the bid that won the procurement competition. Why are FEC so unhelpfully moving the goalposts at this early stage and how are Haringey Council tackling this?</p> <p>My particular concerns about the planning application are as follows;</p> <p>EMPLOYMENT</p> <p>The planning application sees no obligation to accommodate the 75 businesses based there. This is actually at odds with Haringey's own Development Management Policies (DM40) which highlights the need to retain existing workspace.</p> <p>I was one of the small businesses who had an office in HTH in 2015 and 2016. Therefore I have witnessed first hand the incredibly positive effect that the HTH Creatives working under one roof together in a spirit of mutual support had upon us all. Professional collaborations were formed between photographers, videographers, social media professionals, jewellers, hat makers and writers. Many of us have experienced huge growth in our businesses as a result of the support, companionship and expertise readily accessible on site.</p> <p>Closely linked to the loss of office space is the change of use of the building. I understand that Change of use from office to residential is now assumed to have permission, but not in the special case of a listed building. This proposed change of use should not be permitted.</p> <p>TOWN HALL SQUARE</p> <p>From my studio space in the West Wing I had a unique view over the Town Hall Square and it was such a joy and a real eye opener to see how well the Square used throughout the day and night. As the Square is located away from the traffic, children are safe to play, chasing pigeons by the fountain and learning to use their scooters on their way to and from school and nursery. Parents and their children would sit and eat ice</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>creams after the kids dance classes, people rendez vous there. Very often I would see older folk just sitting on the benches watching the world go by or office workers eating their packed lunches. In the evening teenagers would gather, causing no one any bother as they were far enough away from the residential streets. I think it would be very unfair especially to our children and older folk (not to mention absolutely tragic) if these uses of the space were lost simply for FEC's financial gain.</p> <p>I see the HTH as the fulcrum of Crouch End, all life revolves around it. It is the beating heart of our locality. Any change of use needs to be much more sensitively thought through because healthy communities need these kinds of public spaces. They are social capital without which societies have no quality of life. The planning application pays no meaningful regard to the actual present day use of the Town Hall Square, where exactly will our children play and scoot? Where will our older folk sit and rest? Where will our teenagers gather? How will our children be kept safe with a shuttle bus potentially driving in and out all day? How will the Square accommodate the annexe residents using it as amenity space? Will all this be lost just so that FEC gain even greater profit?</p> <p>The Town Hall Square is also the scene of our beloved CE Festival. I understand that the current plans would make it impossible for the Festival to function in its current format particularly with the proposed wall around the green. Again, any plan that directly undermines the possibility of artistic expression and community celebrations is deeply concerning. I want to feel reassured that FEC understand the enormous importance of the Festival to Crouch Enders.</p> <p>IMPACT ON LOCAL SERVICES</p> <p>The redevelopment will put an enormous extra load onto already very stretched public services including GP's, schools and transport. I see no extra provision for a GP surgery. How are local services to cope with this increased demand? I understand that there will be an increase in service and goods vehicles of at least 54 vehicles. There simply isn't the capacity for this extra traffic or the number of people who are to be housed. I read that the management plan requires residents and staff expecting deliveries to inform delivery companies of the route they should take to reach the site. This is not realistic, and will likely result in service and goods drivers turning left into Haringey Park, to the detriment of the local residential streets.</p> <p>LACK OF SOCIAL HOUSING</p> <p>The plan fails to include any provision for social housing which is so desperately needed in the borough. I can only assume that this is down to FEC profit margins once again - it seems £22m is not enough profit</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>for FEC. I gather that there are loopholes around this lack of social housing provision being allowed given Haringey's affordable housing targets and directives from the Mayors Office, however I question the morality of this and want the Council to challenge this aspect of the plan. How can this be allowed to happen?</p> <p>COMMUNITY USE</p> <p>I am the Director of Songworks a thriving local community choir. I want to feel assured that I will have the opportunity to regularly book the assembly room for choir events and charitable fundraisers at an affordable rate. I also want to feel reassured that my choir will continue to have access to sing in the lobby outside the Mayors Parlour to make use of the incredible acoustics there. My local councillors assured me that once the plan was published this would all become clear - however it is still not clear.</p> <p>SCALE OF REDEVELOPMENT</p> <p>The 7 storey block is totally out of proportion with the local architecture. It would impact very negatively on the privacy and light into the houses of people living on Weston Park and Haringey Park. I trust you will take into account my objections.</p>
17 6	<p>Diana Sternfeld 14 Cecile Park N89AS</p> <p>Objection to the proposal</p>	<p>This is an appalling proposal and should be refused. The proposed building is far too high. It will dominate the area, obstruct light from neighbouring streets and is completely out of character. The additional strain put on all local services by the proposed number of residents will be crippling. Finally, I am very concerned that the open space currently freely available for all to use will fall into private hands and may be closed to, or access limited for, the public.</p>
17 7	<p>Eleanor Wall 88 Cecile Park Crouch End London N8 9AU</p>	<p>As a young professional who hopes to invest in London's future, I chose to live in Crouch End for a number of reasons. Although not extensive, these included: the calm nature of the once suburb, the access to green areas such as Alexandra Palace and the "community feel". I believe the "community feel" has been manifested as a result of things such as the range of independent business, the offer of community space, and the preservation of historical community locations, such as the Lido and the Town Hall.</p> <p>I also feel that the attractiveness of Crouch End comes down to the range of housing prices. Successful,</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	<p>young professionals all over London (including myself) are planning where to "settle", where to invest their future earnings. In order to this, they must first be able to rent/purchase a house that is within their means. If the price of the built flats are beyond the affordability of the potential future inhabitants of Crouch End, then they will not choose to live here.</p> <p>The types of people who want to live in Crouch End, but will be unable to due to soaring house prices, affected by this build, will be the people who have given Crouch End its 'creative' name. Furthermore, the local artist, who exhibit their work in the Town Hall, will no longer be able to do this. The local community choir, who use the hall to raise money for the homeless and promote good causes, will no longer be able to.</p> <p>I am scared that this beautiful, creative community, which is so difficult to find in London, is going to become just another money-making cog in a machine of corporate entities.</p> <p>Please help us preserve this rare but wonderful community.</p>
17 8	<p>George and Maria Plakides</p> <p>Craig and Christina Clements</p> <p>21 and 23 Weston Park N8 9SY</p> <p>Objection to the proposal</p>	<p>We are the owner/occupiers of 23 Weston Park and we also own 21 Weston Park where our daughter lives with her family on the ground floor. We are, therefore, very concerned that the proposals you are considering for the Town Hall redevelopment will affect our quality of life.</p> <p>Let me declare from the outset that I, my wife and my family are totally against this proposed development which seems to us to be driven by Haringey's and the developer's greed for extra profits with the pretext of repairing the listed Town Hall a smokescreen. We ask the council to refuse planning permission and try to find other, less unpopular means to raise the necessary funds needed to repair the Town Hall. Rarely have I witnessed a less popular scheme whereby a supposedly democratically elected body behaves with such disregard for their electorate.</p> <p>Our love for this area can be demonstrated by the fact that my wife's parents moved into 21 Weston Park a couple of decades after the Town Hall was built. My wife was born in this house, so were our children and recently my grandson. My parents-in-law now live in 29 Weston Park. However, we may all have to reconsider if we will continue living here once the peaceful way of life that we have enjoyed over the past several decades is destroyed by your extravagant, destructive and inhumane plans.</p> <p>May I also declare that I am a practicing Architect and over the past 35 years I have made numerous applications to the Haringey Planners. I think I have gained a good idea of how the planning system works during these years. However, nothing in my experience has prepared me for the different treatment that this application is receiving in comparison to my own long experience. Many of my applications met with</p>

Appendix 6 – Neighbour Consultation Responses

	<p>the planners' refusal mainly on the grounds of overlooking the neighbouring properties and gardens; the planning officers' argument was always that they were acting to secure the personal amenities of the adjoining owners regardless of the fact that most neighbours may not had raised any objections. About 10 years ago, my very own application to extend the first floor back addition at no 21 was refused on just such grounds AND I WAS the neighbour in this case. I was grateful that the planning officer saw fit to protect my interests at the time and it proved that the system does indeed work blindly!</p> <p>However, it would seem that these wonderful protective powers that the planners have are only applied selectively to some of the people because when the Local Authority of Haringey decided to dispose of its own assets it saw fit and democratic in the best Stalinist tradition to forego all published planning guidelines and after steam rolling a planning committee meeting approved, for itself, a monstrosity of a scheme which, when handed on a plate to a developer would result in a kickback to possibly make up a little of the loss they had recently suffered with their disastrous Icelandic ventures.</p> <p>We are advised that all of the above are not issues that would influence the planning decision, therefore, neither are the planning guidelines which have been ignored in this instance. Please allow me to elaborate on a few real planning issues and demonstrate how they are all being ignored or sidestepped by the planners on, presumably, instructions from their paymasters, the democratically elected councillors. In a situation that reminds us of the worst Soviet practices, the planning officer will make a case to support the development, the councillors will pretend to discuss and impose a few conditions to appease the oi polloi who are objecting. The developer will get his 146 flats, his hotel and our Town Hall building to do as he will, and Crouch End will have lost its jewel. But once the spirit of a building is gone, what is left but a brick tower filled with cafes, restaurants and a ¿hotel¿; you might as well knock it down now and be done with it. Forgive my outburst, I do not advocate knocking down the Town Hall but you might as well be doing that yourselves with your decision for it will be lost to the general public to whom it belongs.</p> <p>You may feel that I am rambling on but before you dismiss my objection I will outline below some of my planning concerns:</p> <p>Inaccurate Information:</p> <p>I have perused all the submitted drawings but I am baffled that whereas there are sections and elevations of the existing buildings galore, there is little information on the proposals and how the proposed blocks will appear against the retained Town Hall. The famous tower is illustrated numerous times but not once as a backdrop to the proposals to show the massing relationship. In fact this is the whole crunch of these</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>proposals, how economical they are with facts and how they will fit in this small space.</p> <p>The proposals cleverly show the existing section across the new Residential Mews and how it is kept lower than the Weston Park houses bordering their gardens. Even in third world countries there are regulations that keep all residential buildings at least 3m back from the site boundary. However, my point is that this section is included in the application. But further down, at 23, 25, 27, 29 Weston Park there is no such Section to show this same relationship of the 2 storey Victorian houses with their attic floors in comparison to the height of the proposed 5/6/7 storey block at the end of our gardens.</p> <p>When I met the developer's architects a few weeks ago, I offered them my autocad file of my house free for their use, no strings attached, just so I could see this relationship between my house and their flats. My offer was refused. Why aren't the planners insisting on these necessary sections across the site to show how these blocks sit next to the quaint little houses?</p> <p>The developers proudly displayed their masterpiece of deception on a grand scale. A perspective was shown, the viewpoint selected to be at worm's eye level so that my house fills the foreground of this picture and lo and behold behind a leafy tree in the back of the side alley there is a dot which is supposed to be the 7 storey new block. Talk about artistic licence, even Houdini couldn't hide a building so miraculously. I asked for a more accurate visual, one that didn't assume I was an idiot to be fooled but I have not seen one and neither have the planners.</p> <p>All the developer's visuals are an insult to our collective intelligence. We are led to believe that the proposed blocks are all always hidden behind these ever-green and leafed full size trees that miraculously obscure the blocks from ALL angles.</p> <p>I would have expected that the planning officer who must have felt equally insulted would have asked for accurate representations to accompany this application.</p> <p>Scale, Massing & Daylight:</p> <p>The site is overfilled with the proposed blocks, very little unbuilt space is left around the buildings. In one case the new blocks actually border on the neighbours' rear fences at the Mews. Further down the street where my house is at 23, I will have several new neighbours looking down at me from several storeys high onto my bald head, that is if I dare to venture out into my garden. Privacy? That's a dirty word that the planners don't think should be applicable in my situation. Why should I expect to have the right to use my</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>garden without 30-40 pairs of eyes able to look down on me.</p> <p>The effect of the sun that will forever disappear from these gardens will probably be considered a gift to us by the developers. Our soon to be dead lawns will not need mowing any more in summer as summers won't exist! We should all be grateful for the new order of a peaceful new world. Naturally houses that get no sun will be better off in the summer also as with no solar gains we should be grateful that we will not need to run expensive air conditioning to stay cool. Our dark rooms that get no more daylight will be considered more romantic.</p> <p>Has Haringey Planning challenged the accuracy of the developer's submitted so called daylight studies which try to convince me that a 5 storey block at the end of my short garden will not result in a significant loss of daylight? But I forget that the developers assume that we are people of little or no intelligence and we are all so gullible to accept their untruths and fabrications. I know that the existing two storey clinic is blocking the sun for most of the time from falling into my garden. I do not need a so called developer's study to tell me that after that building is replaced with one that is twice the height of the existing I would not be worse off.</p> <p>Density:</p> <p>I am confident that the planning officer will have done his/her own calculations and so he/she will enlighten and guide the councillors as to the appropriateness of fitting 146 apartments in this space. Oh, and let's not forget that little hotel of another 67 apartments by any other name because even the developers cannot quite work out how to present this with a straight face. Is it a traditional hotel? No, it can't be, it doesn't have a reception or any of the other spaces associated with a hotel, I know because in the 80's I designed several in the Paddington area. Perhaps we'll call it a unique space where people turn up and book themselves for up to 3 months and live and cook in their rooms but if they are asked if they are residents they are to say no, because we only stay in our room for less than 3 months and on the weekend we'll be swapping hotel room, apartment, whatever you may call it with the neighbour.</p> <p>I beg you, before it's too late to see through this charade of a hotel that is nothing more than another 67 bedsits to be added to the overall development. We all know that a few years down the line the developers will put in another change of use application so that they can legally dispose of these flats as well.</p> <p>Amenity Space:</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>For the purposes of counting heads I will assume, reasonably I believe, that $146 + 67 = 213$ flats, some inhabited by 2 persons, some by 3 or more. Not unreasonable then to assume that at least 500 new persons will be brought to this little plot that is far smaller than a hectare in area.</p> <p>As for these new neighbours, the 500 or so people cooped up in their little apartments, can someone please tell me that there will be no kids in these flats that will want to venture out of their tiny flats. But where though, because I don't see any public space which has not been built upon. My apologies, I appear to have forgotten that there is a square outside the Town Hall. Their kids can play football and ride their bicycles there. Really? 500 people in this tiny space? even cattle have legislation to offer them more space per head.</p> <p>But as we were told at the last shambles of a planning committee meeting 4-5 years ago that existing legislation and guidelines WILL NOT apply in our development because we make the rules and don't anyone dare to say otherwise. Decision: Pass.</p> <p>Effect on the Neighbourhood:</p> <p>Parking:</p> <p>We are shown 40 parking spaces. Miraculously all those not lucky to buy a parking space will sign a declaration that they will never own a car. I appreciate that not every household owns or wants to own a car or a bicycle so this will not affect them but for all the others who will be looking for ways around it, let's see now how they can do this. There is a controlled parking zone in place but Haringey is committed to not give permits to these residents, how can we overcome this? Well It's split the area and give them short little hours on one side in the morning (10 - 12) and different hours to the other side in the afternoon (2-4), let's make sure there is a generous time when there is no overlap a couple of hours and let them play musical chairs every day. That will fool them.</p> <p>But wait a minute, these residents will also have friends and visitors, where will they park when they visit in the evenings or the weekends? Why there is no problem, wherever they find space; Weston Park has got tons of available parking for all, why even the council is taken some spaces at the Broadway end of the road and made them pay only.</p> <p>Local facilities:</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>It is said that in line with major developments, these developers will be asked to contribute some money to Haringey's coffers to pay for infrastructure. However, Haringey will not promise to use this money to improve the local amenities which will be strained as a consequence of this development but they will spend it as they wish and for fear of being branded a 'localist' they are more likely to spend it in Tottenham, not that I have anything against Tottenham because I lived there for 15+ years with my parents. But the money is confiscated from the developers to improve local amenities and there should be a firm commitment not a political one. No one believes that the money will be spent to upgrade the facilities around here because it is us that will be suffering with even longer waiting times for doctor's appointments and even fewer available school spaces for our children and grandchildren and ever more full buses in the mornings.</p> <p>How this development will affect me specifically other than the above:</p> <p>I have been the beneficiary of the rare facility to have access through the side alley street from Weston Park into the back of the Town Hall for a long time now as I have two garages, accessed from the back of the Town Hall next to the metal fire escape. The proposals show two new parking spaces created within close proximity of the garage door behind 21. The turning circle allowed does not permit a car to be driven in or out of my garage when the parking spaces are occupied. I tried to raise this issue to the developer's traffic consultant and offered to demonstrate this by actually driving the car in and out and marking the ground but although he gave the appearance of listening, the proposals demonstrate that this was not the case.</p> <p>I asked for their proposals of how they intend to control the flow of people and what arrangements will be made for vehicular access from this street next to my house but that is not made clear on their proposals. In fact I have not had any assurances from developers or Haringey that my permits to use this driveway will be extended during the construction phase and beyond.</p> <p>Please, may I have a response to this, my very personal concern as well as those detailed in this letter, either from the councillors or the developers.</p>
17 9	<p>James Smith Admen House Florence Road N44UB</p> <p>Supports the</p>	<p>I think the proposal is a represents a good compromise and will preserve the shell of the building giving it a new use.</p>

Appendix 6 – Neighbour Consultation Responses

	proposal	
180	<p>Yvonne Say 11 Awlfield Avenue London N17 7PD</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with the Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development, especially following recent cuts to local bus services. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings; traffic and parking at the weekend already leads to blocking of the main road through Crouch End ¿ what has been planned for the additional number of people?</p> <p>3) Lack of social housing The proposed development has zero affordable housing even though the Borough requests 40% affordable housing in any new development. The developer says it is not viable to include these - we contest their Viability Report and demand open and transparent scrutiny of it. The Borough must be more vigorous in demanding that any developers comply with the 40% requirement, and be prepared to refuse permission for non-compliance.</p> <p>4) Insufficient schools and doctors Haringey has no plans to increase the number 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.</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?</p> <p>6) No plan for community use 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>

Appendix 6 – Neighbour Consultation Responses

		<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>These proposals are out of keeping with what local residents and people who regularly work and visit Crouch End want for their central shopping area, and seem more about making money than anything else. I expect more real consultation and involvement of local residents and groups in any proposals like this to enable any upgrading and modernisation to be done with sensitivity to local concerns and respect for local history.</p>
18 1	Friends of the Earth	MOVED TO LOCAL GROUP
18 2	Mr Michael de Caires 25 Bourne Road Crouch End London N89HJ Objection to the proposal	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. 7 storeys will change the look and feel of crouch end totally and no thought or consideration has been given to the history and reputation of the area in any way.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) 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.</p> <p>4) No plan for community use 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</p>

Appendix 6 – Neighbour Consultation Responses

		<p>as rooms for private hire with no guarantee of community use?</p> <p>5) 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>
18 3	<p>Ben Wellesley-Smith 54 Rathcoole Gardens Haringey London N8 9NB</p> <p>Objection to the proposal</p>	<p>I object to the planning application because all the new housing will be too expensive for ordinary people who aren't on the property ladder already or who aren't in highly paid jobs to buy.</p>
18 4	<p>Mrs A de Caires 25 Bourne Road London N8 9HJ</p> <p>Objection to the proposal</p>	<p>A 7 storeys high building is totally out of keeping with our Conservation area and will overshadow and dominate the landscape in the surroundings roads, including Haringey Park, Weston Park and Bourne Road.</p> <p>The proposed 146 new flats and only 40 new parking spaces will hugely impact on present residents parking and in particular increase traffic and congestion already being experienced in the narrow Bourne Road route.</p>
18 5	<p>Kimberley Urch 6 Aubrey Road London</p> <p>Objection to the proposal</p>	<p>Too high and too big</p> <p>The proposed development to the rear of the existing Town Hall is too high and too big and will overbear and dominate the surrounding residences on Weston Park, Primezone Mews and Haringey Park. Furthermore these modern blocks will be an eyesore as they will overshadow the buildings and be visible from surrounding streets and will look at odds with the local feel and ambience of the beautiful architecture we already have.</p> <p>The additional storeys proposed to be raised over the actual Town Hall and for the purpose of the Hotel is</p>

Appendix 6 – Neighbour Consultation Responses

		<p>also too high. this structure will be clearly seen from the Broadway and from Haringey Park and is going to look appalling.</p> <p>Pressure on Parking</p> <p>Whether or not these new residents are able to apply for a permit to park in Weston park and Haringey Park or not they will doubtless be using the spaces outside the permit times and as it is we on Aubrey Road find it impossible to park in our own road outside the permit times. I expect that after this development we would struggle to find anything even on Weston Park or the surrounding roads after 12 noon.</p> <p>Community Use</p> <p>I am extremely concerned about the lack of guarantee for public and community use of the main spaces in the Town Hall. How could the council allow a deal to be signed without these being set in stone? Very disappointing. We simply cannot allow the Town Hall to be at risk of becoming completely privatised and unavailable to the community that has paid for it all these years. Shocking.</p> <p>Local Independent Business space</p> <p>We the community want a vibrant Arts Centre and viable space for small local businesses which will create a thriving community and local economy.</p> <p>Morality</p> <p>Where is the morality in selecting a foreign owned company registered in the Cayman Islands? Very embarrassing. As a community we want to be proud of the organisation that restores and leases our precious asset and this is not an exciting but a stressful and worrying time for us residents and community members. Again disappointed and upset.</p>
18 6	<p>Sherry Pritchett 7, 5 Stapleton Hall Road</p> <p>Objection to the proposal</p>	<p>I am writing in objection to the proposed development of the Hornsey town hall site due to the following;</p> <ul style="list-style-type: none"> - The lack of provision for social housing. In an area where affordable housing is already at a premium and getting on the property ladder is nigh on impossible for the majority of local residents, it seems scandalous to enable a private company to develop luxury properties on a previously community based site. Greed seems to have far outweighed need in this situation.

Appendix 6 – Neighbour Consultation Responses

		<p>- Strain on local transport links. Due to the area not having a dedicated tube station, bus and train link are already over worked at peak times, the introduction of another 146 residential units will greatly increase this load and put an extreme strain on public transport.</p> <p>- The building being over the 4 story agreement. Erecting a property of 7 stories is with absolute disregard to the character of the local area and will have a detrimental impact on the local landscape.</p> <p>- The council having sold the previously community based area off to a developer registered in Hong Kong with no regard for the local residents but rather a total focus on profits. Another example of greed before need.</p> <p>I trust you will take my, and all local residents, concerns in to full consideration prior to allowing this development.</p>
18 7	<p>Ben Rider 20 Harold Road N8 7DE</p> <p>Objection to the proposal</p>	<p>The arts centre must be preserved as a space dedicated to supporting local creative talent and initiatives. By putting it in to the hands of a power hungry, money obsessed company you will remove a key space where young people can develop their art skills and confidence.</p> <p>With demand for housing at an all time high the lack of commitment to affordable housing for young people and families is also deeply concerning.</p> <p>As a local council it is your duty to look out for our needs rather than those of a property developer with no attachment or concerns for Crouch End.</p> <p>I look forward to hearing the verdict and trust you to make the best decision for the future of crouch end.</p>
18 8	<p>Steve Crowley 18 Primezone Mews Crouch End N8 9JP</p> <p>Objection to the proposal</p>	<p>I note the changes to the previous application but they go no way towards dealing with my objections to the plan which remain:</p> <p>The size of the housing development will dwarf the town hall ruining the impact of a local landmark. There are no other buildings of this size in Crouch End so it is not in keeping with such a low rise area.</p> <p>The housing development will overlook homes in Primezone mews and Weston Park depriving residents of afternoon and evening sunlight as well as privacy.</p> <p>Parking in the area is inadequate for such a large development. The car park plans are insufficient and there is little or no parking spaces on Haringey Park: where are these cars going to go?</p>

Appendix 6 – Neighbour Consultation Responses

		<p>Schools are already oversubscribed and medical services are stretched: the doctors surgery on Weston Park closed a couple of years ago and has not been replaced. How will the council mitigate this additional pressure on services.</p> <p>Public transport in the early morning is just about adequate. Assuming the majority of people moving in are professional, this will add to congestion on the bus services into central London and towards the underground.</p>
189	<p>Rory Buckeridge 26 Falkland Road N8 0NX</p> <p>Objection to the proposal</p>	<p>This is a horrible development, unfit for purpose. It is out of character with all local architecture. Will loom over all surrounding houses, is too dense, features no affordable housing to my knowledge and does nothing to help out the local infrastructure. Better plans have been put forward in partnership with the local community and this serves only the development company, not the borough of Harringey. I fear that, similar to the recent approved plans at the Railway Approach on Hampden Road (contrary to Harringey and London planning regulations), no regard will be taken to residents' feelings or the suitability of the plans.</p>
190	<p>Sally Geeve 42 Springfield Avenue N103SY</p> <p>Objection to the proposal</p>	<p>I have been a resident of Haringey since 1967 when I attended Hornsey College of Art.</p> <p>Over the decades I have witnessed the development of Crouch End from down-at-heel suburb to thriving community.</p> <p>More recently, the Hornsey Town Hall Arts Centre where I now work has become a vital addition, bringing life, commerce and culture right to the middle of the community.</p> <p>It is obvious however that Crouch End has already reached saturation point with the population:infrastructure ratio. School places, doctors' surgeries and parking spaces are already stretched to capacity. The shoehorning in of a further 146 flats into an already densely populated area is plainly inappropriate. An inspection of the W7 bus stop queue backing up to the clocktower at 8.30am any weekday morning is all that is needed to demonstrate this.</p> <p>I feel the only appropriate development pf the Town Hall backlands would be low level sheltered housing with an on-site medical clinic, housing a section of the community that needs neither schools or parking spaces, and providing much needed facility for the increased ageing population. Obviously not as profitable</p>

Appendix 6 – Neighbour Consultation Responses

		as luxury apartments, but exactly the kind of project that would win the votes of the local public - and not the scorn and derision that we currently feel.
19 1	Veronique Bruel 17 Gladwell road London N89AA Neither supports nor objects	I hope that you will keep the Green open to the public as this is a favourite for family like mine. We bring our children there, eat ice-creams, let kids run free around the fountain and this is the only place in Crouch End where they are safe from traffic and can be free. It would be heartbreaking to lose this little green island and a massive blow for the Crouch End community.
19 2	Pally Kaur 3-5 Avenue Road Objection to the proposal	Its vital that is area, known for its creative and natural environment, should maintain this 'personality' rather than destroying it by building a monstrosity of a building.
19 3	Tina Buckingham 30e Haringey Park London N8 9JD Objection to the proposal	I would like to object to the planning application on the following grounds: 1. The size and scale of the proposed development is too large and overbearing for the site. Seven stories is too high and out of keeping of the surrounding area. Building this high will set a precedence for the area, which will not be welcome. 2. The proposed development will have an adverse effect on the character and appearance of Crouch End Conservation Area and on the setting of the Listed Building (Hornsey Town Hall). Referenced by the refusal of nearby planning application for adding extra stories to building - HGY/2013/1282. 3. As a resident directly opposite the proposed seven storey building (block A) on Haringey Park the impact to my visual amenity will be considerable as currently I look out onto an open space with views across to Alexandra Palace. I am astounded that there has been no visual provided by FEC from this aspect and I therefore request that this visual is provided. 4. The flats at the front of the proposed development of Block A on Haringey Park will overlook into

Appendix 6 – Neighbour Consultation Responses

		<p>property, this will cause a loss of privacy and cause increased disturbance from both noise and light.</p> <p>5. One of the two main entrances (Haringey Park) to the development will be opposite and to the slight left of my property. This access will cause an increase in noise and disturbance, especially as it will also be the main access for deliveries (large vans and lorries) to the proposed hotel and town hall. There is also an impact on the highway safety and the convenience of road users. Haringey Park is on the W5 bus route. I have seen no impact assessment to this bus route caused by increase of traffic to Haringey Park.</p> <p>6. Impact to the local infrastructure (roads, public transport, schools, doctors, etc) from the c.500 new residents will have an adverse effect on the existing residents of Crouch End. There has been no plan provided on how this impact will be mitigated.</p> <p>7. Haringey Park is in Crouch End A CPZ, with parking restrictions Monday-Friday 10.00-12.00 (2 hours). To park close to my property outside of these hours is almost impossible. I understand that residents (c.500) of the proposed development will not be able to apply for parking permits, however they will still be able to park on Haringey Park and surrounding roads outside of the CPZ hours, which currently includes weekends, this will have huge negative impact on the current residents of Haringey Park and has to be taken into consideration. Additional to this will be the parking for visitors of residents, those staying at the hotel, workers and those attending events.</p> <p>8. There is not enough information on the restoration of the town hall, which should be the priority for any development of the town hall site.</p> <p>9. The Town Hall is currently used for by approximately 75 small businesses employing around 130 people, which is aligned to the Mayor's London Plan and Haringey's own Development Management Policies (DM40). Where will these businesses go?</p> <p>10. The proposed plan for change of use of the Town Hall space is contrary to the rules on the change of use for non-designated employment land and floorspace, which requires the applicant to demonstrate that the site is no longer suitable or viable for the existing use.</p> <p>11. The Town Hall square is currently a public space, the proposals would change this to a private space with the annex residents to use the Town Hall Square as their own 'amenity space', in the absence of providing balcony or garden space. This is not acceptable. The square should remain a public space and full public accessed has to be assured.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>12. There is no affordable housing.</p> <p>13. Although not part of the planning process I would also like to mention that there is still no assurances provided from FEC or the council on the public and community use of the Town Hall should the planning application be approved. This is unacceptable. The Town Hall has been the hub of Crouch End since ANA took over the running of it in 2014. I have attended numerous events at the Town Hall and the loss of continued access would be detrimental for the community.</p>
19 4	<p>Femi Otitoju and Claire Lazarus 20 Cecile Park London N8 9AS</p> <p>Objection to the proposal</p>	<p>Our first concern is the dearth of affordable housing in the proposals, this has greatly reduced since the original proposal and is likely to mean that the new properties will be used for investment or for purchasers from abroad. This will have an extremely detrimental impact on the local culture and community.</p> <p>A building of seven stories high is out of character with the local area, particularly given that it is within a conservation area. Other properties in the vicinity are typically only two or three stories high. The proposed number of units would put huge strain on the local infrastructure. We are already really worried about being able to get on the W7 bus during rush hour given that the queues often stretch way beyond the bus stop area and full buses regularly go straight past the bus stop at the Town Hall. This proposal would have a particularly adverse impact on those who have mobility disabilities and cannot physically walk to Finsbury Park or Crouch Hill Stations. An Equality Impact Assessment must show this detriment.</p> <p>Parking is already at a premium in and around the town hall, a development of this size will exacerbate the problem.</p> <p>Local services are also unlikely to be able to cope with increased demand, in particular doctors surgeries where waits of over two weeks to get a GP appointment is becoming the norm.</p> <p>We vehemently object to the plans as they stand at present. We believe that profit is being prioritised over the well-being of the local community.</p>
19 5	<p>Henrietta Edwards 11 Bourne Road</p>	<p>I totally object to the planning proposal for the Town Hall on the grounds that the building of flats are too high and there is no room for the amount of cars that will come to the area.</p>

Appendix 6 – Neighbour Consultation Responses

	Crouch End N89HJ Objection to the proposal	
19 6	Gesine Carter 52 Dukes Avenue London Objection to the proposal	Need more social housing not luxury flats and 200 more cars! It should be kept as a community building and not owned by the privileged few.
19 7	Mary Hogan and Peter Budge 140(b) Nelson Road Crouch End London N8 9RN Objection to the proposal	<p>We vehemently object to the current planning application for Hornsey Town Hall: 1.The absence of social housing 2. The scale and size of the apartment blocks 3. Catastrophe for local businesses currently working in our town hall 4. The town hall square.</p> <p>1. We are furious that there is no social housing provision in the planning application. Haringey Council's target in new developments is 40% minimum social housing in new developments. We need to maintain the mixture of housing stock we have in Crouch End rather than turning it into an enclave for the rich, destroying the community that we prize here. It is also imperative that the Council's target be met in this high-profile development.</p> <p>2. Scale and size of the apartment blocks: 6 and 7 storey blocks are out of keeping with the conservation area and the closeness of the blocks to the Town Hall will mean it is dwarfed and crowded out. This will ruin the appearance of the listed Town Hall, defeating the purpose of restoration. The planned blocks are far too close to the nearby residential housing and to the town hall. It is not fair to local people living nearby to be overshadowed and hemmed in by blocks of this height and at this closeness.</p> <p>3. The local businesses currently in the town hall are a wonderful part both of our local economy and our community. The plans do not cater for the people running these businesses and we demand that this facility be included.</p> <p>4. The current plan for the Square allows at least 7 café/restaurant/bar spaces. To accept this would cause the permanent loss of this precious community facility. People would be crowded out by commerce.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>It needs to remain a public open green space available to everyone in our community. The current plan would also lead to a loss of trade for existing cafes, restaurants and bars in Crouch End.</p> <p>In addition to these objections, we are appalled by the democratic deficit in the period leading to the agreement with the Far East Consortium in February. We elect the Council to represent the interests of local people and protect our public goods, of which Hornsey Town Hall is a prime example. The processes leading to the agreement were not transparent.</p>
19 8	<p>Jonathan Ben-Ami 6 Sandringham Gardens London N8 9HU</p> <p>Objection to the proposal</p>	<p>The size and mass of the development is not in keeping with the conservation area and buildings in the surrounding area. The buildings are too tall and the development too dense compared to the local area, adversely impacting on the amenity of the area.</p> <p>The density of the development will specifically add to pressure on local transport, health facilities and and School place that are already over stretched.</p> <p>I am also concerned that no affordable housing is included in the scheme, which is against Haringey's policies for such developments. Finally, I believe it is essential that there is more clarity on the restoration programme, with clear costs, programme and risk assessment made public.</p>
19 9	<p>Joshua Tipple Flat 7, 5 Stapleton Hall Road Stroud Green London N4 3QQ</p> <p>Objection to the proposal</p>	<p>I would like to object to this planning application regarding the redevelopment of Hornsey Town Hall. There are many reasons for this objection, as detailed by the numerous other objections that have been raised by other people on this application, however the main reasons for my objection are:-</p> <p>1) The lack of affordable/social housing – London's housing stock is already severely depleted, this development provides no guarantees that there will be provision of affordable homes. The council should be getting cast-iron assurances from private sector builders that there will be enough provision of affordable housing for the residents. Also there is a particular problem with homelessness in Haringey and some more social housing stock would at least provide some shelter for those most vulnerable in our borough.</p> <p>2) The strain on local amenities - Crouch End is a very residential area and there are already not enough spaces for schools and difficulties seeing a GP. Not to mention the Buses that connect Crouch End to Finsbury Park tube station in the morning are already full to bursting, so much so that it can be difficult to get on the bus for Crouch Hill station to Finsbury Park. Adding new residents will cause these problems to be exacerbated.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>3) 7 Storey Hotel - This is far too large for the local area of Crouch End as there are a lot of residential streets around with private gardens. Not only does this cause issue with the privacy of these gardens but in some cases the light may be blocked and render a garden useless.</p> <p>I hope the local community will be sincerely considered before any work starts on this building, there is a sense that this could be an opportunity for us to use this building for the good of the local community rather than a money-making exercise.</p>
200	<p>John Webb Flat 1, Harcourt House Haringey Park London N8 9JB</p> <p>Objection to the proposal</p>	<p>We fully object to this application as residents of Haringey Park. This build effects congestion, environment, parking, light, with no thought to the community.</p>
201	<p>Ms Megan Begley Flat 15 Collection Point 73 Crouch Hall Road Crouch End London N8 8HF</p> <p>Objection to the proposal</p>	<p>I strongly object to the plans to build a 7 storey building as it will be out of keeping with the village feel of the area. The building could also potentially block light from my flat and ruin my view.</p>
202	<p>Penny Bloore 19</p>	<p>It is unacceptable that the residential blocks in the proposed development would achieve only 44% of the carbon reductions specified in the GLA target. A new development should be a state of the art</p>

Appendix 6 – Neighbour Consultation Responses

	Sutton Road Muswell Hill N10 1HJ Objection to the proposal	zero carbon building.
20 3	Linda O'Neill 3 Hillside 74 Crouch End Hill Haringey London N8 8DN Objection to the proposal	I object to the redevelopment of HTH. The space is so important to Crouch End. Many people enjoy the facilities as they are. The Town Hall is an amazing Art Deco building used a lot in filming and varied events. My family love the outdoor space, lots of happy memories and a place to relax and chat to people.
20 4	Paris 18A Middle Lane Objection to the proposal	The building does not seem to in keep with the surrounding area and is far to overbearing and large for such a quaint area. My main concern is the size of the building and the increase of population thus putting too much pressure on local transport which is already at its limit.
20 5	Richard Downes 12 Altior Court 74 Shepherds Hill Highgate London N6 5RJ Objection to the	<p>I oppose the planning application for Hornsey Town Hall, principally on the grounds of public benefit and change of use.</p> <p>Over the years I have gained an appreciation for the Town Hall and what it offers to the community. Haringey have previously agreed that use as a Community Centre was to be approved. The development of an Arts Centre seemed to fit this criteria. The Arts Centre and the organisations within it and the events outside of it has certainly drawn me to the town Hall. Similarly, I have attended several public talks and forums when I have felt my security as a local resident and national citizen has been compromised. Quite how a change of use to (apart hotel) protects community, community arts and community involvement is beyond me.</p>

Appendix 6 – Neighbour Consultation Responses

	proposal	<p>Similarly I am at a loss as to how this development enhances or preserves developments within the town hall square which has been a welcoming venue for a public seeking entertainment, leisure and expressions of communal friendship. Indeed the proposed development can be seen as a direct attack on these principles.</p> <p>For me Crouch End and its residents represents a cohesive community that is willing to show support for one another. The massive influx that this development offers is detrimental to the same - as we become over crowded and lose aspects of diversity to the wider development wherein the lack of affordable and/or social housing draws in but one section of society thus doing nothing to rectify the inequalities which exist between the east and the west of the borough. Issues around over crowding and architectural brutalism within a plan that fails to increase social facilities and amenities does not equate with public benefit either and further projects a sense of communal conflicts.</p>
20 6	<p>Andrew Whelan 14 Ravensdale Mansions (OLD BLOCK) Haringey Park Crouch End Hornsey London N8 9HS</p> <p>Objection to the proposal</p>	<p>Comments: As a nearby resident I object to this planning application for the following reasons.</p> <p>1/The lack of a comprehensive and transparent construction management plan means the impact on residents regarding access, hugely expanded heavy traffic and parking during development, not to mention noise and particle pollution have not been fully discussed or consulted upon.</p> <p>2/The environmental and social impact on the area and the lack of provision for extra facilities regarding parking, transport, schools, doctors and dentists has not been fully discussed, or fully consulted upon and the proposal does not offer adequate solutions. This could be disastrous for an area where many of these facilities are already stretched. Haringey Park for example, is already at full stretch as regards parking and 140-plus dwellings all with cars and visitors and the proposed 40 parking spaces on-site to deal with this increase is totally unsustainable.</p> <p>3/ 70 businesses have thrived in the town hall for a number of years. They employ a great many local people and contribute to the economy of the local shops, cafes, restaurants and other business. There is grossly inadequate provision in this application for these businesses that are generating, and could continue to generate, substantial income for the building.</p> <p>4/ I believe the 'consultation' process has been shambolic and seemingly evasive from the outset. For example, the public meeting where the FEC were supposed to come and answer questions but the right person didn't arrive and the personnel who were sent claimed not to know the answers to those questions.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>And the fact that we, as residents here in Ravensdale Mansions, have not received one piece of correspondence from the council regarding any aspect of this development, and have had to rely on what we hear from neighbours, friends and the community grapevine.</p> <p>There appears to me to have been a surfeit of misinformation and complacency throughout this process. Not enough transparency, not enough consultation and a lack of convincing evidence that this development is the right one for Crouch End. I believe considerable more time needs to be spent examining these issues before any further development over this period.</p>
20 7	<p>Isabelle Cuisset 2 Dickenson Road Crouch End London N8 9EN</p> <p>Objection to the proposal</p>	<p>I totally object to this planning application . The value of Crouch end is based on a village feel , with only low rise buildings around the center and broadway areas. The erection of a 7 storey building right behind the townhall square will devalue the entire area and affect negatively all surrounding house owners whose properties values will obviously decrease . It is obviously also a visual offence to what is one of the most charming town centers of North London. Stop destroying english heritage because of short term money gains , this is unacceptable !</p> <p>Limit to this building plans should be 3 storeys, no more .</p>
20 8	<p>Elaine Chalmers Flat 41 Exchange House 71 Crouch End Hill Crouch End London N8 8DF</p> <p>Objection to the proposal.</p>	<p>I am writing to object to the above planning applications concerning Hornsey Town Hall and surrounding land. My objection centres on a number of areas:</p> <ol style="list-style-type: none"> 1) Proposal to build residential blocks containing 146 residential units in close proximity to listed buildings and existing dwellings 2) Impact on conservation area 3) Timing of planning application 4) Public consultation 5) Over reliance on 2010 consented scheme 6) Community/art use (listed building consent)

Appendix 6 – Neighbour Consultation Responses

	<p>7) Late intervention by Crouch End councillors</p> <p>8) Number of revisions to supporting documentation for the bid</p> <p>9) Impact on transport</p> <p>1. Proposal to build residential blocks containing 146 residential units in closer proximity to listed buildings and existing dwellings.</p> <p>I, of course, refer to Hornsey Town Hall (grade II*) and Hornsey library being the listed buildings. I feel that the residential buildings are an over-development of the site and encroach and crowd the listed buildings in height, scale and proximity. In the winter the height of the buildings will loom large over the listed buildings, particularly the library and will dominate views of central Crouch End. The diagrams included in the planning application in this regard are laughable. They include trees I full leaf, a couple of which (by the library) will not be there when the buildings are complete. This is unacceptable and poor given the fact that FEC have the advice of professional planning consultants and reputable architects on board.</p> <p>I note that a planning application to add an extra storey to the building housing Waterstones bookshop (taking it to four storeys) was refused in 2014 because of its likely impact on the listed buildings. I hope that the same sense will prevail this time.</p> <p>The new dwellings are also too close to Primezone Mews and will loom over this charming courtyard development. The very proximity also means that some of the new flats will themselves receive little natural light. I was a resident of 4 Primezone Mews until this year so am very familiar with it.</p> <p>2. Impact on conservation area</p> <p>Hornsey Town Hall is situated in the middle of a conservation area of largely Victorian and Edwardian terraced streets, with the occasional tasteful and respectful modern development. The proposed scheme does not even try to be in keeping with this. What is proposed are large square boxes of flats that would be more in keeping with more industrial areas of London, such as in the extensive redevelopments around King's Cross and Stratford. Crouch End is a leafy Victorian suburb. There has been no effort to make the proposed flats fit in with the surrounding streets. Indeed, it seems they have been specifically designed to stand out like a sore thumb.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>3. Timing of planning application</p> <p>The planning application was made in the summer when many affected residents were away and, I feel, was rushed before it was ready. The fact that so many of the supporting documents have been superseded supports this. I also note that the arts operator has only just been announced and, surely, this means there may be further revisions to the community use areas of Hornsey Town Hall. I appreciate that the consultation period was extended, but I believe the planning application should have been submitted in September rather than the consultation period closing now. The applicant has professional planning consultants on their books, we the local community do not.</p> <p>4. Public consultation</p> <p>I do not believe the public consultation was enough for such a complex scheme. So much detail changed between the public information sessions in May and July, and again in the planning application that most of the session was taken up working out what was different. Similarly, the consultation on the design of HTH square and green was not a proper consultation, offering only the option to vote on the least bad option that the applicant had come up with. Even now it is not clear how the area will look and be useable. HTH square and green is the only open green space in the centre of crouch end and is used by all ages at all times of the day and evening. It is also used extensively for Crouch End Festival and Christmas market and whether that use is possible is still not known, just like much of this scheme, which sends to have evolved from a blank piece of paper in the last few weeks.</p> <p>5. Over reliance on 2010 consented scheme</p> <p>The entire planning application is a variation on the existing consented planning application granted in 2010 and I do not believe this is right. In planning terms, 2010 was a long time ago and I note that the National Planning Policy Framework, the London Plan and Haringey's own Local Plan are entirely different to when the existing planning application was granted. The proposed scheme also does not take into account conditions on the approval of the consented scheme in terms on daylight and overlooking. This is particularly pertinent when addressing affordable housing. The consented scheme included four units at a time when land values were lower. The land where the flats will be built is worth over double 2010 values but the affordable housing has now reduced to zero when planning guidelines suggest they should have been increased to double figures. I would add that the residential units are supposed to be an enabling development, further supporting the inclusion of affordable units and my earlier assertion that the</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>proposed scheme is an over-development of the site.</p> <p>6. Community/arts use</p> <p>The listed building application is light on details around the community/arts use and design, probably, because the operator had only just been appointed and announced. Such details should have been available at the beginning of the consultation period as they have a bearing in the listed building consent. Can I assume there will be further changes to the supporting documentation for the bid after the consultation period closes now they are in place/ well soon be in place.</p> <p>Time+Space, the recently announced arts operator has stated that they want to host events of interest to the whole of London, where does this leave community use and access? I am a member of crouch end players and, while I don't speak for the group, we have put on plays and shows in the town hall since it reopened under the tutelage of ANA. Will we be able to continue to do so, or will we as a community theatre group be priced out? Time+Space's ambition also calls out some of the figures in the financial assessment that accompanied the application regarding the losses incurred by the applicant in subsidising the arts/ community use.</p> <p>7. Late intervention by Crouch End councillors</p> <p>I am unhappy that the intervention from the Crouch End councillors meant some information in the planning application effectively was released through them. This is not public consultation.</p> <p>8. Number of revisions to supporting documentation</p> <p>I object to the sheer number of superseded documents during the consultation period. It is unfair to residents like me that are not professional planning consultants, and have limited time due to work. It reinforces my earlier point that the planning application was submitted prematurely.</p> <p>9. Impact on transport</p> <p>I use the W7 and the underground from Finsbury Park every weekday to commute to and from work. The W7 is, at a minimum, at capacity at morning peak. The queue snakes down to the Clocktower and it is normal to have to let at least one bus go before you can get on. Similarly, Finsbury Park tube station is regularly closed due to overcrowding on the platforms. It is inconceivable that the extra underground and</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>national rail passengers are not included in the figures for buses, as pointed out by tfl in their response. The transport assessment included in the planning application is incorrect and should be revised.</p> <p>The provision of 40 car parking spaces for the proposed scheme is wholly inadequate and will put a strain on surrounding streets in crouch end. The fact that the residents will not be eligible for CPZ permits will not alleviate pressure in evenings and weekends. Crouch End already had far fewer parking spaces for the size of the retail provision (when compared to other areas of London of a similar size).</p>
210	<p>Rachel Craig 46 Broadway Court Crouch End Hill Crouch End London N8 8AD</p> <p>Objection to the proposal</p>	<p>The inclusion of a 7 storey building is out of keeping with the Crouch End conservation area.</p> <p>This development has no affordable housing, as a volunteer for Shelter this lack of provision is of grave concern to me.</p> <p>This development will put huge pressure on local transport and parking which is already pushed to capacity. This in turn will have detrimental effects on air quality. As an asthmatic I consider air quality to be of extreme importance.</p>
211	<p>Elisabeth Andrieux 1 Haringey Park London N8 9JG</p> <p>Objection to the proposal</p>	<p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>I find it utterly shocking that the proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these 4</p>

Appendix 6 – Neighbour Consultation Responses

		<p>we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>The developer has failed to set out a detailed programme for the restoration work, which is the (primary) reason for the (whole) development. Are they the right custodians?</p>
21 2	<p>(Mary) Theresa Rutter 35 Weston Park London N89SY</p> <p>Objection to the proposal</p>	<p>1) The absence of any provision for social housing</p> <ul style="list-style-type: none"> - there is a high need for such housing in Haringey - there should not be segregated areas where no such housing exists - the development will yield significant profit to the developers <p>2. The scale of the residential block at the rear</p> <ul style="list-style-type: none"> - it will dominate the centre of Crouch End - it is completely out of scale with surrounding buildings <p>3. The effect on the already heavily loaded local infrastructure.</p> <ul style="list-style-type: none"> - oversubscribed schools - oversubscribed doctors, surgeries

Appendix 6 – Neighbour Consultation Responses

		<p>4. The effect on local transport.</p> <ul style="list-style-type: none"> - local bus routes are at capacity in busy times - parking is already very difficult for local residents during hours when the CPZ is not active
21 3	<p>Sara Bishop 6B Cecile Park London</p> <p>Objection to the proposal</p>	<p>The development is totally inappropriate for Crouch End. appreciate the need for more housing in London, but at seven storeys this will dominate the centre and pack in more flats than the buses can cope with. The routes down the Finsbury Park are already stretched each morning. There must be ways to do this more sensitively and in keeping with the local area.</p>
21 4	<p>Jean Bayliss 12 Altior Court 74 Shepherds Hill Highgate London N6 5RJ</p> <p>Objection to the proposal</p>	<p>I wish to register my objections to current planning appertaining to the development of Hornsey Town Hall. I believe that all my objections will relate to planning or aspects of conservation. These are as follows:</p> <ol style="list-style-type: none"> 1) I consider the proposed mass of new builds to be completely inappropriate. They are too high for Crouch End and will dominate the skyline. 2) Because of this aspects of the conservation area we live in will be diminished particularly aspects of the Town Hall itself. This also raises an earlier precedent set by Haringey Council which was previously concerned about the Waterstones wanting to add another storey to its current premises 3) This height as well as closeness to other buildings will ensure that existing residents are overshadowed and will lose both light and privacy. Indeed new residents, in the development if it goes ahead, are likely to have light compromised. 4) Another impact of size and closeness is the likely loss of greenery in particular trees. Indeed it is clear that the presence of greenery in the town hall square will be greatly reduced 5) The proposed new buildings are hardly sympathetic architecturally to existing housing and commercial stock and in addition to dominating the area challenge the beauty that exists within the conservation area. 6) As in the case of the proposed demolition of the Victorian Villas in Shepherds Hill I also have concerns about the additional traffic and movements of people in the area. Indeed, I have recently noted that far from holding a famed village atmosphere at its worst Crouch End is already as crowded as Oxford Street. 7) In line with this last point, given the number of new and temporary residents expected to fill the units provided by this development I retain outstanding concerns as to whether our existing infrastructure can cope. It is not clear as to how refuse collection can be taken from the hotel and flats without causing

Appendix 6 – Neighbour Consultation Responses

		nuisance. More seriously given the layout of the new buildings how emergency services will be able to easily access areas if needed.
21 5	Jo Woolf 25 Allison Rd Harringay London N8 0AN Objection to the proposal	<p>I object because I think the new plans do not fit in with character of crouch end. It is too tall, not in keeping with architecture. We do not need an apart hotel for the community. There will be too much pressure on traffic and public transport. We do not think it will add to the community, but will create division.</p> <p>We do not think it will provide community opportunities like it does now. We want social housing taken into consideration. We want this building to be used for community good, not profit of a big business. We do not like the Cayman Islands tax issue.</p>
	Sarah Balmond 15 Primezone Mews 13-17 Haringey Park London N89HY Objection to the proposal	<p>We object to the planning application, most specifically to the construction of a seven storey residential building in the car park area to the rear, on several grounds.</p> <p>Firstly, a building of this size is out of keeping with the area. There are no seven storey buildings in Crouch End so it would be inappropriate on these grounds alone and would set an unfortunate precedent for further planned high rise developments.</p> <p>The impact on Primezone Mews will be considerable. The flats numbered will be deprived of sunlight every day from around 4:00pm until sunset if a development this size goes ahead. Additionally, these will all be overlooked and lose all sense of privacy in consequence.</p> <p>The development would have an impact on numbers in local schools which are already popular. The development will increase pressure on parking on Haringey Park which is already full in the evenings.</p> <p>The provisions for additional parking will not be sufficient.</p>
21 7	Archie Gormley 15 Primezone Mews Rear of 13-17 Haringey Park London London	<p>We object to the planning application, most specifically to the construction of a seven storey residential building in the car park area to the rear, on several grounds.</p> <p>Firstly, a building of this size is out of keeping with the area. There are no seven storey buildings in Crouch End so it would be inappropriate on these grounds alone and would set an unfortunate precedent for further planned high rise developments.</p>

Appendix 6 – Neighbour Consultation Responses

	N8 9JP Objection to the proposal	<p>The impact on Primezone Mews will be considerable. The flats numbered will be deprived of sunlight every day from around 4:00pm until sunset if a development this size goes ahead. Additionally, these will all be overlooked and lose all sense of privacy in consequence.</p> <p>The development would have an impact on numbers in local schools which are already popular. The development will increase pressure on parking on Haringey Park which is already full in the evenings.</p> <p>The provisions for additional parking will not be sufficient.</p>
21 8	Mrs Kathy Hammond 31 Farrer Road Crouch End London N8 8LD Objection to the proposal	Hornsey Town Hall and the green space in front of it is a welcome public area in amongst the shops and offices where people can gather and chat, workers eat their packed lunch, and children play, and, of course, there are lovely public events that bring the community together in the town hall. The space is ours and shouldn't be built on to become some private, gated, profit-making block looming over our lovely village with its traditional shops and close-knit community. Please use this space for the well-being of all the community, for small local businesses and for local council activities, for arts, for children, for their se with disabilities and for the elderly. Thank you.
21 9	Rebecca Edge 10 Japan Crescent Islington London - North N44BB Objection to the proposal	My daughter goes to school in Crouch End and even though we technically live in Islington Crouch End os our nearest shopping and leisure hub and we use all the amenities such as the library and town hall. My daughter takes dance classess in the town hall and I have been to many events in the building and outside. The flats that are being built are much to high and completelucout of leeping with the skyline of the environment. I object there are no affordable dwellings in the 129 units. The outside area at the front is also a worrying concern. This is CE main green space and a plade where the community congregates. I understand that commerce and capital enterprise are the way we fund utilities snd social services however we must remember that this money is the benefit communities and people and not visa versa. I would like to propose the square is still used by the community and stays the same
22 0	Lynne Hale 4 Sandringham Gardens Crouch End London	<p>I am writing in connection with the above development plans. As a local resident of 22 years, I am horrified by the assault on our Conservation Area by this cynical plan and feel that we have been sold down the river by our elected representatives.</p> <p>My objections are very similar to those of the Western and Haringey Parks Resident's Association, so I am using their template, with my own additions:</p>

Appendix 6 – Neighbour Consultation Responses

	<p>N8 9HU</p> <p>Objection to the proposal</p>	<p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storey buildings are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. No matter how FEC try to say that the edges of the development are not too high, the whole block is too big, too high, too close to the Town Hall and present houses, and totally out of line with the character of Crouch End. It's already impacting on the value of our properties.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough transport capacity for all the new residents in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Even with no new parking permits, this only means people can move their cars in the middle of the day, and park anywhere in the evening, when it is already difficult for residents to find places to park. Also visitors to the Town Hall, including hotel guests, will need to park somewhere.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these, in which case, their whole plan isn't viable.</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. Currently, It takes over a month to get a medical appointment. How do you propose to deal with this.</p> <p>5) Loss of local independent businesses This is against all community and London interest. 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?</p> <p>6) No plan for community use 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</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>as rooms for private hire with no guarantee of community use? We are still waiting.</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>
22 1	<p>Ann Wright 42a Coolhurst Road Crouch End London Middlesex N88EU</p> <p>Objection to the proposal</p>	<p>I have lived in Crouch End for 40 years and have seen plans for the HTH come and go. I had hopes for this FEC project but am bitterly disappointed by the plans now before the Planning Committee. I object to planning application being given on the following grounds:</p> <ol style="list-style-type: none"> 1. The huge mass and height of the project is out of keeping in an area of low level Victorian/Edwardian buildings (max four stories) that is the Crouch End conservation area. I believe Haringey Planning requirements stipulate a 'respect for local context, character and historical significance'. This development in no way does that. It addition it goes right up to the limits of the properties bordering the development and towers over them. 2. The impact on services by the increased population is too onerous i.e. pressure on transport, parking, rubbish collection, schools, health care, patterns of behaviour and indeed the very nature of Crouch End. 3. The current plan has no affordable housing let alone social housing. It is unacceptable that the sale of this valuable public land does include this vital element. If something has to go, it should be the size of the developers considerable profit, which I believe to be in the region of approx. £24 million. 4. FEC promised an Arts Centre and theatre for use by the local community. The chosen Arts operator may prove to be efficient and creative, but the intention to appeal to an outside/tourist clientele does not bode well for Crouch End residents who might be priced out of using a more 'upmarket' facility. What assurances are in place to prevent designated community use space ending up as areas for private hire? 5. 130 local people currently run thriving businesses from the HTH and feed the local economy. The planned alternative seems to be a few hot-desks. This is not a viable solution and brings a net loss in employment to Crouch End. 6) The developer does not appear to have given a sufficiently detailed programme for the restoration work. And this was the main rationale for the whole development. Can we trust FEC with this important work?

Appendix 6 – Neighbour Consultation Responses

		7. Plans for the Green which was promised to remain as an asset for the community will inhibit the very popular Crouch End Festival, and its Saturday Latin Festival La Clave. The proposed fencing divides a space that has always been user-friendly.
22 2	Debra Mendes 11 Ridge Road London N8 9LE Objection to the proposal	<p>The height and overall scale of the proposed development is overbearing and out of keeping with the surrounding area. It will dwarf the nearby heritage public buildings (the Town Hall and Library) and makes a nonsense of the concept of a conservation area.</p> <ul style="list-style-type: none"> - If the proposed development goes ahead there will be an unacceptable level of pressure on an infrastructure that is already struggling to keep up with current demands: school places, GP allocations, public transport, parking spaces. - One of the primary requirements highlighted by the public consultations was that of community access and use. There seems to be little or no provision for community use in these plans. - The developer has failed to set out a detailed plan or programme for the restoration works, surely the primary reason for the entire development. This should be of utmost concern to the Council. - My understanding is that FEC was awarded the contract for these works against competitors on the basis of how well its original proposal met the requirements put forward by the Council. This planning application represents a significant deviation from that original proposal so, to my mind, invalidates the tender assessment that resulted in FEC being awarded the contract by the Council in the first place. - Given the shocking lack of provision for social/affordable housing in this proposal, even less than originally specified, the need to increase the height of the development from four to seven storeys can only be to extract even greater profits out of an already potentially very profitable project. <p>I suggest the applicant:</p> <ul style="list-style-type: none"> - provides detailed plans and a programme of work for the restoration of the Town Hall; - sets out and guarantees adequate provision for community use; - limits the height and scale of the construction, with a commensurate reduction in the anticipated level of profits.
22 3	Emma Stanley 31 Crouch Hall Road London N8 8HH Objection to the	<p>The redevelopment will not only remove a great community hub at the centre or crouch end, but will also cause a massive strain on transport, doctors, schools, traffic that we don't have the capacity to adapt to with such a huge influx of residence. There is also no support within these flats for help to buy or share to buy for the young generation that live and rent in Crouch End!</p>

Appendix 6 – Neighbour Consultation Responses

	proposal	
22 4	<p>Cara Hobday 67 Park Avenue South Hornsey N8 8LX</p> <p>Objection to the proposal</p>	<p>I strongly object to the Planning Application for the Hornsey Town Hall development because the height of the blocks of flats is too high.</p> <ul style="list-style-type: none"> - It will impinge on the enjoyment and ease of residents in Weston Park, by overlooking their properties. - It will be far higher than any of the surroundings buildings, including the original listed Town Hall building - The height and number of flats will mean that the local services will have pressure put on them by the increase in local population <p>I also object to the discontinued provision of workspace in the town hall. I work for myself, on a consultancy basis, and by having a local workspace my productivity and turnover has increased by 150% over the last 2 years. There is a huge demand locally for this type of workspace, bringing a lot of revenue into the local economy.</p> <p>Many local people work as consultants and on a freelance basis, and these workspaces are invaluable to their productivity, and ability to work. They are constantly in demand, and support the local economy.</p>
22 5	<p>Ruth Arnold 14 Ravensdale Mansions Haringey Park London N8 9HS</p> <p>Objection to the proposal</p>	<p>As a resident of Haringey Park, this proposal concerns me greatly. Whilst I'm very happy that the beautiful Town Hall will be preserved and renovated, the extra building and subsequent impact on the area needs serious reconsideration.</p> <p>Traffic and parking</p> <p>Parking facilities at the moment are very limited in the local area. Only 40 parking spaces are being provided for 146 flats, plus the hotel guests AND visitors to events taking place in the building. Most households own at least one car, leaving 106 dwellings without parking facilities. Haringey Park is stretched to capacity already; we have to buy parking permits with no guarantee that we'll be able to park near our home as it is. With another 100+ vehicles trying to park everyday, the impact on local streets will cause mayhem.</p> <p>The entrances to the new buildings seem very small. When there is filming taking place at the Town Hall at the moment, a number of parking spaces are blocked off in Haringey Park, so that the large vehicles can make the turn from Haringey Park into the car park. Will this be a permanent situation for the Haringey Park residents? Presumably access for Emergency Services vehicles has to be considered, as well as all</p>

Appendix 6 – Neighbour Consultation Responses

	<p>the delivery lorries, the refuse collection vehicles, the recycling vehicles - where will coaches bringing visitors to events park? There is nothing in this planning application that addresses access and adequate parking.</p> <p>The impact on the traffic for the area is of concern too. The roads around Weston Park and Haringey Park are not wide, have dead ends, and no controlled traffic management to help. The amount of vehicles potentially moving out of Haringey Park onto Crouch Hill every morning will cause a problem - this has not been considered.</p> <p>It is not unusual for the bus queue on Crouch End Broadway outside the Town Hall to stretch as far as Weston Park already. If we have a potential 400-500 more people leaving for work every day, the impact on the area will be immense. I understand that these comments should not be emotional; however, the gradual effect of all the above traffic/parking issues will result in a very unhappy local populace. The 'village' atmosphere will be eroded as we all just become angry with the transport system, miserable with having to park long distances from our homes and that anger will no doubt be taken out on our new neighbours.</p> <p>Affordable housing</p> <p>The fact that there is currently no provision of affordable housing in these plans is disgraceful. Haringey Council set its own target of 40% affordable housing for new builds - I want to know why this has been ignored. There is no provision in the planning application for an increase in local services, such as schools, doctors and dentists.</p> <p>Building design and effect on surrounding area</p> <p>I've copied some relevant information and then commented on it:</p> <p>HTHPS makes reference to the following policies in its submission:</p> <p>7.86 states that: The Mayor's Housing SPG advises that, through scale, material, massing and building type, development should take account of the existing character and urban grain of a place and build on its positive elements (para 2.2.3).</p> <p>7.87 Strategic policy SP11 requires all development to respect their local context and character, creating and enhancing the Borough's sense of place and identity.</p> <p>7.88 Draft Development Management Policy DM1 states that development proposals should</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>relate positively to their locality, having regard to form, scale and massing prevailing around the site.</p> <p>7.89 Draft Development Management Policy DM6 expects all development proposals to include heights of an appropriate scale, responding positively to local context and achieving a high standard of design. Crouch End is a 'Conservation area', and described in Haringey's Conservation Area No.5 Conservation Area Character Appraisal (2.4) as having a 'Village' feel. The fact that the Town Hall is a Grade 2 listed building does not seem to have been taken into account. It will be dominated by the new build. The houses that will be right next to this development are not three or four storeys high, as stated in the planning application. They are two storeys, with a roof that may have been converted, and a basement that may have been converted. A seven storey building, constructed of blocks of concrete, with no sloped roof or tiling is completely out of character with the area and contravenes the policies given above. Previously, planning permission was refused for an extra storey above the buildings that are now Waterstones because the extra storey would detract from the nature of the conservation area and views of Crouch End - that's just one storey. This planning application is asking for four storeys higher than the surrounding buildings.</p> <p>The impact of loss of sunlight and being overlooked has not been properly explored. The new buildings back right up to dwellings in Weston Park and Primezone Mews. There is no 'breathing space'. More information needs to be provided on this before the application could be approved.</p> <p>Restoration Not enough information has been supplied regarding the restoration of this wonderful building that is regularly used by film companies for its original features. I'm am very happy that restoration is planned, but feel this should be completed before other building work commences.</p> <p>Office accommodation</p> <p>The plans state that there will be available spaces for people to work in. There are 130 workers running small businesses who use the building currently. It is a community that supports each other and is a hub for start-ups and creative businesses. Only 30 work areas have been promised - and these could simply be hot desks. This is in no way an adequate replacement for these businesses who have been part of keeping the Town Hall alive and a viable place for years. More detail on the provision planned for these people needs to be given or there will be a loss of local jobs and revenue. Haringey's DM40 highlights the need to retain existing workspace - why has this not been done?</p>
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Appendix 6 – Neighbour Consultation Responses

22 6	<p>Vanessa Menendez 161 Inderwick Road Crouch End London N8 9JR</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p> <p>The developer has failed to set out a detailed programme for the restoration work, which is the primary</p>
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Appendix 6 – Neighbour Consultation Responses

		reason for the development. Are they the right custodians? Haringey must demand full assurances.
22 7	S Ewing 152 Muswell Hill Road London N10 3JH Objection to the proposal	<p>The proposed development is too large in scale and wildly out of character with the surrounding neighbourhood!</p> <p>I lived on Haringey Park Road for eleven years before I moved (six years ago) to Muswell Hill. Still I socialize and shop, visit friends and walk in Crouch End. Reduce the scale of this proposed carbuncle!</p>
22 8	Faghma Coetzee 13 Primezone Mews Crouch End London N8 9JP Objection to the proposal	<p>I live at Primezone Mews and my main objection is the impact the proposed building which will overlook and tower above the Mews will have on the daylight and sunlight we benefit from within our properties and our amenity spaces. The proposed building is too high and clearly not in keeping with the surrounding area which mainly consists of two storey semi-detached dwellings on Haringey Park.</p> <p>My other objections include:</p> <p>Only 40 new parking spaces is proposed for 146 new flats and 67 hotel rooms and there are no plans to increase the number of school places and doctors. Children are having to attend schools further and further away from home and GP surgeries are really suffering under the pressure imposed on them. There is zero provision for affordable housing in a borough that desperately needs it. Local people are running 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?</p> <p>The developer has also failed to set out a detailed programme for the restoration work, which is the (primary) reason for the whole development.</p>
22 9	Christopher Martin 158 B Ferme Park Road Crouch End London N8 9SE	<p>I live a five minute walk from the Town Hall. I realise that it costs over £100,00 per year to maintain the Town Hall in it's current operational state. I appreciate that the council needs the money as it doesn't want to e.g. close down any libraries. The height of the proposed development is completely out of keeping with the rest of the neighbourhood. The lack of provision of social housing is not acceptable. London doesn't need more flats being used as bank accounts by international investors:</p> <p>http://www.scmp.com/property/international/article/2111838/far-east-consortiums-uk-project-offers-hongkong-investors . The increase in the local population resulting from this development would just make the</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	long queue for the W7 bus in the morning stretch all the way down to the clock tower. This re development needs to be substantially revised in order to make it sustainable and acceptable to the local community.
230	<p>Katie MacQueen 30a Haringey Park London N8 9JD</p> <p>Objection to the proposal</p>	<p>I would like to object to the planning application on the following grounds:</p> <p>The size and scale of the proposed development is too large and overbearing for the site. Seven stories is too high and out of keeping of the surrounding area. Building this high will set a precedence for the area, which will not be welcome.</p> <p>The proposed development will have an adverse effect on the character and appearance of Crouch End Conservation Area and on the setting of the Listed Building (Hornsey Town Hall). Referenced by the refusal of nearby planning application for adding extra stories to building - HGY/2013/1282.</p> <p>As a resident directly opposite the proposed seven storey building (block A) on Haringey Park the impact to my visual amenity will be considerable as currently I look out onto an open space with views across to Alexandra Palace. Basement flats at my property already suffer from decreased daylight infiltration which will get worse. I am astounded that there has been no visual provided by FEC from this aspect and I therefore request that this visual is provided.</p> <p>The flats at the front of the proposed development of Block A on Haringey Park will overlook into property, this will cause a loss of privacy and cause increased disturbance from both noise and artificial light. One of the two main entrances (Haringey Park) to the development will be opposite and to the slight left of my property. This access will cause an increase in noise and disturbance, especially as it will also be the main access for deliveries (large vans and lorries) to the proposed hotel and town hall. There is also an impact on the highway safety and the convenience of road users. Haringey Park is on the W5 bus route. I have seen no impact assessment to this bus route caused by increase of traffic to Haringey Park. There are two disabled parking spaces in front of access to the rear of the proposed development. These were applied for and provided by the council for use by residents of my property. Throughout the year several TV/film production companies use Hornsey Town Hall for location filming. Myself and another resident are regularly asked to move our cars to allow access for film crew vehicles and equipment; thus preventing ease of access and causing significant physical stress. This demand on residents will only increase if works are carried out. What impact assessment have the council carried out to ensure this demand is not placed on disabled residents of my property?</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Impact to the local infrastructure (roads, public transport, schools, doctors, etc) from the c.500 new residents will have an adverse effect on the existing residents of Crouch End. There has been no plan provided on how this impact will be mitigated.</p> <p>Haringey Park is in Crouch End A CPZ, with parking restrictions Monday-Friday 10.00-12.00 (2 hours). Parking for residents of Haringey Park outside of these times is already near impossible. I understand that residents (c.500) of the proposed development will not be able to apply for parking permits, however they will still be able to park on Haringey Park and surrounding roads outside of the CPZ hours, which currently includes weekends, this will have huge negative impact on the current residents of Haringey Park and has to be taken into consideration. Additional to this will be the parking for visitors of residents, those staying at the hotel, workers and those attending events.</p> <p>There is not enough information on the restoration of the town hall, which should be the priority for any development of the town hall site.</p> <p>The Town Hall is currently used for by approximately 75 small businesses employing around 130 people, which is aligned to the Mayor's London Plan and Haringey's own Development Management Policies (DM40). Where will these businesses go?</p> <p>The proposed plan for change of use of the Town Hall space is contrary to the rules on the change of use for non-designated employment land and floorspace, which requires the applicant to demonstrate that the site is no longer suitable or viable for the existing use.</p> <p>The Town Hall square is currently a public space, the proposals would change this to a private space with the annex residents to use the Town Hall Square as their own amenity space, in the absence of providing balcony or garden space. This is not acceptable. The square should remain a public space and full public accessed has to be assured.</p> <p>There is no affordable housing. This is unacceptable given the borough demands at least 40% of any new development is provided for use as social housing. I demand clear and transparent scrutiny of the developer's Viability report.</p> <p>Demands for GP services will increase within the locality. This is particularly relevant given there is already a paucity of GP provision within the area, with further stress being placed on services following the recent closure of a GP practice in close proximity to the proposed development.</p>
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Appendix 6 – Neighbour Consultation Responses

		Although not part of the planning process I would also like to mention that there is still no assurances provided from FEC or the council on the public and community use of the Town Hall should the planning application be approved. This is unacceptable. The Town Hall has been the hub of Crouch End since ANA took over the running of it in 2014. I have attended numerous events at the Town Hall and the loss of continued access would be detrimental for the community.
23 1	J Shaw 11 Barrington Road London N8 8QT Objection to the proposal	Crouch End is a charming London village with many independent shops. The scale of this development threatens to dominate and spoil this area. There appears to be no affordable housing and community facilities are limited. It will cause traffic problems, restrict parking and put pressure on public transport.
23 2	Roberto Landi 16 Gisburn Mansions Tottenham Lane Hornsey London N8 7EB Objection to the proposal	<p>The Town Hall is an important part of the cultural and social life of Crouch End and while it is important to provide more housing in the borough, it's also important that said developments don't end up putting too much pressure on any given area.</p> <p>With regards to this project, apart from the lack of affordable housing and the risk that all the community areas eventually will be swallowed up by the developers, what is really concerning is the pressure on existing services.</p> <p>For instance, the average wait time for a GP appointment in the area is currently 3 weeks and considering the huge development in Hornsey this is bound to go up.</p> <p>Can we afford to lose something that contributes to making Crouch End so special while making the area less livable?</p>
23 3	David Reeve Flat 1, 41 Muswell Hill Road N10 3JB	I object to the plans put forward for the redevelopment of Hornsey Town Hall. There are very few creative hubs in this area of Haringey and the area is badly in need of such places. A redevelopment that will basically mean less creative space can't be good for the local economy, and the UK's creative economy as a whole.

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	<p>The Financial Times published an article on 21st September 2017 that Britain's creative industries are growing three times faster than the economy as a whole and at this rate will generate a million jobs by 2030. The UK needs this drive to help take it through and beyond Brexit. Without these affordable spaces to work creatives will be stifled and the economy suffer. Personally I've tried working in hot desk spaces and it just doesn't work. For some industries it is fine but creative industries tend to thrive on mess, and need a place to be able to make that mess. We need a table permanently set up to animate on, and an area to store boxes of props from a production. We need a floor that can accept a little bit of spilled paint, and a wall that can have lots of post-its and notes stuck on it. We need space to ruminate and allow projects and products to develop.</p> <p>Any redevelopment plans for Hornsey Town Hall should contain provision for the creatives that are based there, and additional space for the hundreds of other creatives in the area that are vying for space. This is a time when we need to be encouraged - not cut out.</p> <p>It is shortsighted for a developer to just go where they believe the quick money is to be made luxury flats/hotel. It lacks imagination and foresight and will only hurt the local economy and UK economy in the long term.</p>
23 4	<p>Helen Stott 11A Coleridge Road Crouch End London N88EH</p> <p>Objection to the proposal</p>	<p>I am one of numerous Crouch End residents vastly disappointed in the plans for the Hornsey Town Hall. The development to the rear at seven floors or even the four of the original plan is completely excessive - not only visually will it dwarf the listed building and change the landscape of Crouch End for the absolute worst, it will put a completely unrealistic strain on local infrastructure. The building is far higher than was originally proposed - overlooking all residents behind and completely dominating central Crouch End.</p> <p>There is no precedent for such a development in a residential area, often described as 'village like' by local residents. Additional traffic down the residential roads to either side will be considerable, the need for parking is not provided for, and bus routes will become even more overcrowded. Local schools are already way over subscribed before the influx of so many new residents and amenities such as doctor's surgeries will find it difficult to cope with this densely massed new population.</p> <p>Of course the developers - from the Far East - are driven entirely by profit and have no lasting concern for the local area. Their profit will be obscenely large, especially given that everyone living in the area is being constantly penalised by austerity in the form of cuts to services. This is not what we should expect of a Labour council; the price tag was an insult and you need to get on the side of the local people you claim to serve.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>Inside the building itself it seems like a very underhand means to eventually hand over more of the building to private people - an 'aparthotel' is obviously pure ruse to enable the developer to eventually sell off the 'studios' they have created inside. The original plans said 'boutique hotel' - which many questioned as an option lacking in feasibility. For myself, a 'boutique hotel' means around 12-30 rooms max, not the approximately 80 proposed.</p> <p>The building is beautiful and it is our asset as local residents, not for the council to dispose of for profit to prop up their services - and potentially resources in the east of the borough rather than the west. As local residents we have enjoyed the facilities, socially and for numerous artistic and cultural events; the 'hot desk space' and office space available on the doorstep is the ideal present day solution to traffic congestion and stresses of commuting, and especially pressures put on parents who need to juggle school runs with travel to work.</p> <p>While I am realistic this beautiful listed building needs restoring - and this requires investment - the opportunist planning application does not meet the promises made to the local residents about their continued use of a shared space. That the developer can be so evasive around detail, clearly so driven by profit and its desire to make as much from it as possible through cynical opportunistic proposals that it stretches the rules of planning shamelessly does not bode well for their willingness to work alongside the community.</p> <p>I request that you look very closely at the long term impact on our community - whom you represent - over the short term gain of an outside developer.</p>
23 5	<p>David Padadac 13c Harold Road Crouch End London N8 7DE</p> <p>Objection to the proposal</p> <p>Hornsey Town</p>	<p>Objection to loss of B1 studio/office space in Hornsey Town Hall (HGY/2017/2220)</p> <p>Hornsey Town Hall (HTH) traders association formed in 2015, with the aim of sharing resources, ideas, and information. It also encourages networking between related professions within HTH, shares information on local markets and events related to our fields of work. We have outlined below the key issues in support of the current use:</p> <ul style="list-style-type: none"> - Current use of Hornsey Town Hall - The office spaces contained in the administrative blocks of Hornsey Town Hall were built for purpose. Although the local authority vacated the building some time ago, for the last three years the spaces are once again profitably occupied and continue to serve as B1 type use. - The current provision in the administrative blocks of Hornsey Town Hall (managed by ANA

Appendix 6 – Neighbour Consultation Responses

	Hall (HTH) Traders Association	<p>Arts, founded 2014) is a creative business hub and open workspace, with managed office spaces, small workshops, and creative studios. Highly flexible, with both small and large spaces, it provides an ideal environment for a range of local small enterprises and start-ups, designers, small producers, tech, and professional services.</p> <ul style="list-style-type: none"> - Community uses are also supported, with affordable space for small studio and rehearsal use, and a gallery offering a full programme of exhibitions and a strong base of community use. - The majority of B1 space is in the form of self-contained offices of approx. 1300 sqm, with open plan co-working space of 158sqm. These figures are net internal areas, unlike the proposed application which we understand are gross figures. The diagram below summarises the current usage. You should be aware the applicant has labelled each of the spaces within HTH with the historical uses associated with the building when it was in operation as a council office, rather than representing current use. - As tenants of HTH, we are aware the current use was intended as 'interim' arrangements pending redevelopment of the building. However this does not imply there is lack of demand for the current use, the use for which largely the building was designed. It is also not under-used, save for areas that have been made out of bounds for reasons of dilapidation, not for lack of interest or viable business use. - We have paid rent over the last 3 years which have averaged at between £20-35 per square ft per annum dependent on unit size and quality. This is a rate comparable with typical market rates for similar property. A Crouch End Broadway B1 use unit has been recently marketed in a refurbished condition at £20 per square ft. - Proposed change of use - In the applicant's scheme, this current use and activity will be lost and the businesses displaced. The scarcity of alternative office space in Crouch End suggests this employment will also be lost to the area. - Local Plan Policies SP8, SP9, and SP15 support the provision of new workspaces, local employment, regeneration, SME businesses, and state the Council is committed to encouraging small start-up units in new developments and supporting small and medium sized units on existing sites or in existing buildings. SP8: all existing employment sites (designated or otherwise) be retained. Therefore, in the first instance, support will & be given for all designated sites and smaller sites to remain in employment use. <p>The Haringey Economic Growth Strategy (2014), observes "We have been seen as a dormitory borough with insufficient focus on local job creation" and goes on to state, "The profile of Haringey-based jobs changes so that retail and public sector employment are less dominant, and there is a</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>better range of jobs, including a greater proportion of jobs in more highly skilled sectors, such as sustainable technology, digital design and skilled/craft manufacturing".</p> <p>Furthermore, a priority for the new Mayor is supporting small business and protecting business space: Our small businesses, start-ups and entrepreneurs are at the heart of our economy and our communities, and supporting them to grow, innovate and create wealth and jobs will be central to my plans. I will: Prevent the loss of business space, by working with local authorities to stop the excessive conversion of commercial space under permitted development rights. Promote the provision of small business and start-up premises in housing and commercial developments through the London Plan.</p> <p>The clear direction of travel in London Plan and Local Plan policies is to support exactly the type of provision threatened by this scheme. We feel that the retention of flexible workspace would be of tremendous advantage to the mix of the development as a whole, broadening uses and revenue opportunities, achieving synergies with the arts and hotel, and meeting the objective for a placemaking, regenerative development benefiting the local economy. We would urge the applicant to consider such uses on site.</p> <p>-Co-working spaces proposed -The applicant's response to the loss of the office space is the provision of co-working hot desk type operation located in the ground floor of the Council Block, with further space possible in the West Wing, the roof of the Assembly Hall and the Green Room. While some co-working space could be viable, the proposition as it stands at 80% of the currently proposed B1 use, fails to recognise the strength of the current flexible offer, which responds directly to actual demand for small business space, workshops, and studios in Crouch End. The proposal of 448sqm (approx. 335sqm net), would equate to 23% of current B1 use in operation, most of this is proposed as co-working space. 68 sqm is designated with current pattern of self-contained use, 5% of current demand.</p> <p>How the use class is accommodated within any other building may not be a planning issue in other buildings. In the case of Hornsey Town Hall, the listed building alterations would preclude such options (constructing partitions etc) to be easily made and so a viable use should be presented at this stage.</p> <p>Transport</p> <p>The current operation demonstrates exemplary standards in transport terms. A survey of all</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>HTH tenants in September 2017 found that over 70 % walk to their place of work, just under 10% cycling.</p> <p>- At the time of writing, a new place of business after the building's redevelopment, is not clear for 85% of tenants, but the general expectation is that the place of work will require public transport to travel outside of N8. After redevelopment, this mode of transport is expected to form the largest proportion of new travel arrangements. This appears not to be factored into the proposed travel plan submitted.</p> <p>The applicants proposal for a change of use to C1 relies on the need for shuttle buses and additional use of the existing transport network. Generally, the demographic of profession in the Crouch end area, with high numbers of those in professional industries, and low numbers in the care, leisure, customer service sectors will mean a compounded burden on public transport with a change to C1 use greater numbers travelling out of the area, and greater numbers travelling in.</p> <p>Employment opportunities</p> <p>During the last three years an average of 70+ companies, employing well over 100 people, have taken advantage of the workspaces (far more than the estimates for possible employment numbers contained in the applicant's presentation). Skilled jobs in growing areas of commerce, they include artists, architects, designers, jewellers, manufacturers, therapists, film makers, tech companies, marketing, communications, and a whole range of professional services. By comparison the nature of employment in a hotel is considerably more limited in scope and often low-skilled.</p> <p>The proposed change of use is likely to have a knock on effect to in the form of high-street daytime trading reducing, when workplaces are displaced out of the area.</p> <p>Viability</p> <p>Policy and good practice, as set out by Historic England, the NPPF, and the London Plan, require that when new uses are found for historic assets that they provide for a viable and sustainable use going forward and that impact on the significance of the asset is limited. Changes of use are supported should the original or current use be declared non-viable.</p> <p>Local Plan Policy DM40 stipulates conditions for the granting of change of use of nondesignated employment land and floorspace, requiring the applicant to demonstrate that the site is no longer suitable or viable for the existing use. The policy clearly sets out the requirement for clear and robust evidence of an open and recent campaign to market the site covering a minimum continuous period of three years (also explanatory para 6.27). Though a mixed use development is planned which includes</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>community infrastructure, the policy requirements are not met in this application as no evidence for redundancy is presented.</p> <p>The present use of the East Wing and Link Block contains scores of small businesses with a waiting list for workspaces. This appears to demonstrate that B1 use is in fact viable with a strong level of demand. The figures contained in the applicant's Economic Viability Assessment include presentation of the costs and revenue from both hotel and office use. An evaluation of business type use and a comparison between hotel and office use are therefore possible and confirm that continued B1 use is entirely viable under current market conditions. Consequently we would expect a very strong presentation from the applicant if they wished to establish that the site is no longer suitable as per existing use class and should become C1.</p> <p>Given the viability and appreciable demand for the existing use, and without a clear presentation of evidence of the need for a change of use, a change of use to C1 should be refused.</p> <p>Broadway Annex</p> <p>While there are no tenants in this area of the application site, there should be no reason that this would suit residential use in favour of the existing B1 office use, once restored. There are numerous reasons:</p> <ul style="list-style-type: none"> -Lack of amenity. We suggest the assumption made in the planning statement, namely that the town square should be considered amenity space in the absence of private space, is unrealistic. -Permitted development rights does not extend to listed buildings -Office space would better complement the overall development mix across the site, enhance the Crouch End town centre, and obviate the need to shoehorn co-working space into the town hall building. As suggested in the section above on employment, there is demonstrable local demand for office space. -likely conflict due to noise and the hours of operation of the square and Town Hall. The activity may not subside until the early hours. The Annexe is particularly unsuited as residential accommodation for vulnerable groups (ref. Policy DM23). <p>In summary, we strongly suggest that the current use is viable, valuable, and should be retained, and that the change of use as identified on the current scheme should be rejected.</p>
23 6	Lucia Villares 7	<p>I object to this application for many reasons:</p> <ol style="list-style-type: none"> 1. a 7 storey building is completely out of character with Crouch End area

Appendix 6 – Neighbour Consultation Responses

	<p>Baden Road Crouch End London N8 7RJ</p> <p>Objection to the proposal</p>	<p>2. It will be overbearing over the surrounding properties</p> <p>3. It does not offer affordable housing</p> <p>4. The plans for community use of the Town Hall are vague</p>
23 7	<p>Katie MacQueen 30a Haringey Park London N8 9JD</p> <p>Objection to the proposal</p>	<p>I would like to object to the planning application on the following grounds:</p> <p>The size and scale of the proposed development is too large and overbearing for the site. Seven stories is too high and out of keeping of the surrounding area. Building this high will set a precedence for the area, which will not be welcome.</p> <p>The proposed development will have an adverse effect on the character and appearance of Crouch End Conservation Area and on the setting of the Listed Building (Hornsey Town Hall). Referenced by the refusal of nearby planning application for adding extra stories to building - HGY/2013/1282.</p> <p>As a resident directly opposite the proposed seven storey building (block A) on Haringey Park the impact to my visual amenity will be considerable as currently I look out onto an open space with views across to Alexandra Palace. Basement flats at my property already suffer from decreased daylight infiltration which will get worse. I am astounded that there has been no visual provided by FEC from this aspect and I therefore request that this visual is provided.</p> <p>The flats at the front of the proposed development of Block A on Haringey Park will overlook into property, this will cause a loss of privacy and cause increased disturbance from both noise and artificial light. One of the two main entrances (Haringey Park) to the development will be opposite and to the slight left of my property. This access will cause an increase in noise and disturbance, especially as it will also be the main access for deliveries (large vans and lorries) to the proposed hotel and town hall. There is also an impact on the highway safety and the convenience of road users. Haringey Park is on the W5 bus route. I have seen no impact assessment to this bus route caused by increase of traffic to Haringey Park. There are two disabled parking spaces in front of access to the rear of the proposed development. These were applied for and provided by the council for use by residents of my property. Throughout the year several TV/film production companies use Hornsey Town Hall for location filming. Myself and another resident are regularly asked to move our cars to allow access for film crew vehicles and equipment; thus</p>

Appendix 6 – Neighbour Consultation Responses

	<p>preventing ease of access and causing significant physical stress. This demand on residents will only increase if works are carried out. What impact assessment have the council carried out to ensure this demand is not placed on disabled residents of my property?</p> <p>Impact to the local infrastructure (roads, public transport, schools, doctors, etc) from the c.500 new residents will have an adverse effect on the existing residents of Crouch End. There has been no plan provided on how this impact will be mitigated.</p> <p>Haringey Park is in Crouch End A CPZ, with parking restrictions Monday-Friday 10.00-12.00 (2 hours). Parking for residents of Haringey Park outside of these times is already near impossible. I understand that residents (c.500) of the proposed development will not be able to apply for parking permits, however they will still be able to park on Haringey Park and surrounding roads outside of the CPZ hours, which currently includes weekends, this will have huge negative impact on the current residents of Haringey Park and has to be taken into consideration. Additional to this will be the parking for visitors of residents, those staying at the hotel, workers and those attending events.</p> <p>There is not enough information on the restoration of the town hall, which should be the priority for any development of the town hall site.</p> <p>The Town Hall is currently used for by approximately 75 small businesses employing around 130 people, which is aligned to the Mayor's London Plan and Haringey's own Development Management Policies (DM40). Where will these businesses go?</p> <p>The proposed plan for change of use of the Town Hall space is contrary to the rules on the change of use for non-designated employment land and floorspace, which requires the applicant to demonstrate that the site is no longer suitable or viable for the existing use.</p> <p>The Town Hall square is currently a public space, the proposals would change this to a private space with the annex residents to use the Town Hall Square as their own 'amenity space', in the absence of providing balcony or garden space. This is not acceptable. The square should remain a public space and full public accessed has to be assured.</p> <p>There is no affordable housing. This is unacceptable given the borough demands at least 40% of any new development is provided for use as social housing. I demand clear and transparent scrutiny of the developer's Viability report.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>Demands for GP services will increase within the locality. This is particularly relevant given there is already a paucity of GP provision within the area, with further stress being placed on services following the recent closure of a GP practice in close proximity to the proposed development.</p> <p>Although not part of the planning process I would also like to mention that there is still no assurances provided from FEC or the council on the public and community use of the Town Hall should the planning application be approved. This is unacceptable. The Town Hall has been the hub of Crouch End since ANA took over the running of it in 2014. I have attended numerous events at the Town Hall and the loss of continued access would be detrimental for the community.</p>
23 8	<p>Sally Hall 19 Cecile Park Crouch End London N8 9AX</p> <p>Objection to the proposal</p>	<p>The provision for a seven story residential block will completely change the character of the Broadway. This development is in a Conservation Area and the apartments will be seen above the current elevation of the Town Hall on all sides, changing the character of the Conservation Area. There also seems to be little provision for social and affordable housing or plans for catering for the additional car and school places needed for the amount of flats proposed.</p>
23 9	<p>Katy Swift 78 Hampden Road London N8 0HT</p> <p>Objection to the proposal</p>	<p>I oppose the building on its current proposal. It needs sympathetic renovation, but I want greater assurance on the free public access of the green in perpetuity.</p> <p>I object to the number of stories proposed, 7 stories in this area (a conservation area) is out of keeping with the area and would be an eyesore, dwarf neighboring property, and impact on the local environment.</p> <p>I also feel there is a shockingly low allocation of rentable 'studio space for creatives. this is supposed to be a key hub for creative cultural life as it part functions as an art centre. the number of studios is less than currently provided and needs to increase.</p>
24 0	<p>S Taylor 37 Lynton Road</p>	<p>This planning application is objectionable in a number of very obvious and important ways. The intention to build up to 7 storeys makes a mockery of any remaining pretence on the part of the council to respect and take into account the conservation status and village concerns of central Crouch End. This</p>

Appendix 6 – Neighbour Consultation Responses

	<p>London N8 8SR</p> <p>Objection to the proposal</p>	<p>would set a precedence in building up that would destroy Crouch End's ambience and quality of living moving forward. There is no social or affordable housing which is a disgrace. The green square to the front will be subsumed by café sites and limiting or eroding all community activities on the green. There is no aligned development of social services (schools, health, travel) to support the scale of residences proposed. And there is little or no transparency around the financials that drive this development and that will ultimately determine the rates charged to local artisans, businesses or groups wishing to use the communal areas, limited as they are.</p>
24 1	<p>Gavin Bungay 27 Rosebery Gardens London N8 8SH</p> <p>Objection to the proposal</p>	<p>A 7 storey building will diminish the standing of Crouch End. It will dominate a conservation area that is made up of mainly 2 storey buildings.</p> <p>A precedent was set when Waterstons' recent application to build a third storey was refused on these grounds.</p> <p>For the council to allow another application for a building, four storeys higher than one it refused on height grounds would be highly irregular and unjustifiable.</p> <p>A building of the magnitude of the one planned will put severe strain on already over-stretched resources. These include: health-care, education, transport, parking, policing. (Includes Objection 242)</p> <p>The proposed developers have not provided detailed plans and drawings as they have been requested to do.</p> <p>It would be highly irresponsible to move any project forward without the public being fully informed, so they can comment with full knowledge.</p> <p>It is highly unusual and irresponsible to even consider a scheme that will have permanent, long reaching and perhaps detrimental changes to the area without full drawings and a deep understanding of the possible consequences of any developments.</p> <p>It is a dereliction of the council's fiduciary obligation to allow this! Furthermore, the council should not be dealing with anybody who does not adhere to basic standards including not providing reasonable and standard practice information when requested to do so. (Includes objection 243)</p>

Appendix 6 – Neighbour Consultation Responses

24 4	<p>Paul, Anushya, Shyamala and Sarisha Toyne 27 Weston Park London N89SY</p> <p>Madliene Smith 25 Weston Park (Top Flat) London N89SY</p> <p>Farinaz Fazli 25 Weston Park (Ground Flat)</p> <p>Objection to the proposal</p>	<p>This letter sets out our objections to the redevelopment of Hornsey Town Hall. The first part of the letter sets out concerns we have surrounding inconsistencies with Haringey's Strategic Plan. The conclusion we draw is that the development proposal in its current state will produce a legacy that will be considered a wasted opportunity; it needs proper independent scrutiny to ensure that this does not happen.</p> <p>This letter then concludes with some more detailed observations relating misleading and inaccurate information specific to material aspects of the application, namely daylight and privacy. We ask that the Council commission an independent daylight and sunlight assessment to include the 25 degree rule. Furthermore, such an assessment must include a site survey, where real data can be collected and the privacy issue can be investigated.</p> <p>Objection 1: the current application does not deliver essential strategic borough objectives Context:</p> <p>Haringey's Local Plan Strategic Policies 2013 – 2026¹ seeks to address a number of challenges the Borough faces, including: housing, equality and inclusion, climate change and transport. The Crouch End Area Plan incorporated with the Local Plan sets out more specifically the need to prioritise affordable housing, improving transport, and facilitating positive change to the community and environment through the planning process².</p> <p>1. Housing - too many units and not socially inclusive Section 1.4.10 of the Local Plan requires 784 affordable houses out of 1345 new houses to be built per year, and the Crouch End area plan prioritises affordable housing. Given that Haringey have approximately 3000 people in temporary accommodation, and that Hornsey and Campsbourne Estate, who are both immediate to the Crouch End Ward, and are 10% and 5% respectively, among the most deprived areas in the country how could the Council allow this development to exclude affordable housing? The fact that it does not, for economic reasons, has resulted in a number of objections criticising the profit motivations of the applicant. The proposal needs to seek a more balanced approach with the emphasis on place making, legacy and design quality. At present, this proposal will have a negative impact on achieving one of the objectives the Crouch End Area Plan incorporated in the Local Plan, namely, facilitating positive change to the community through the planning process. Please can we request that the analysis of the EVA, to make allowance for the costs of restoration, is made public?</p>
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Appendix 6 – Neighbour Consultation Responses

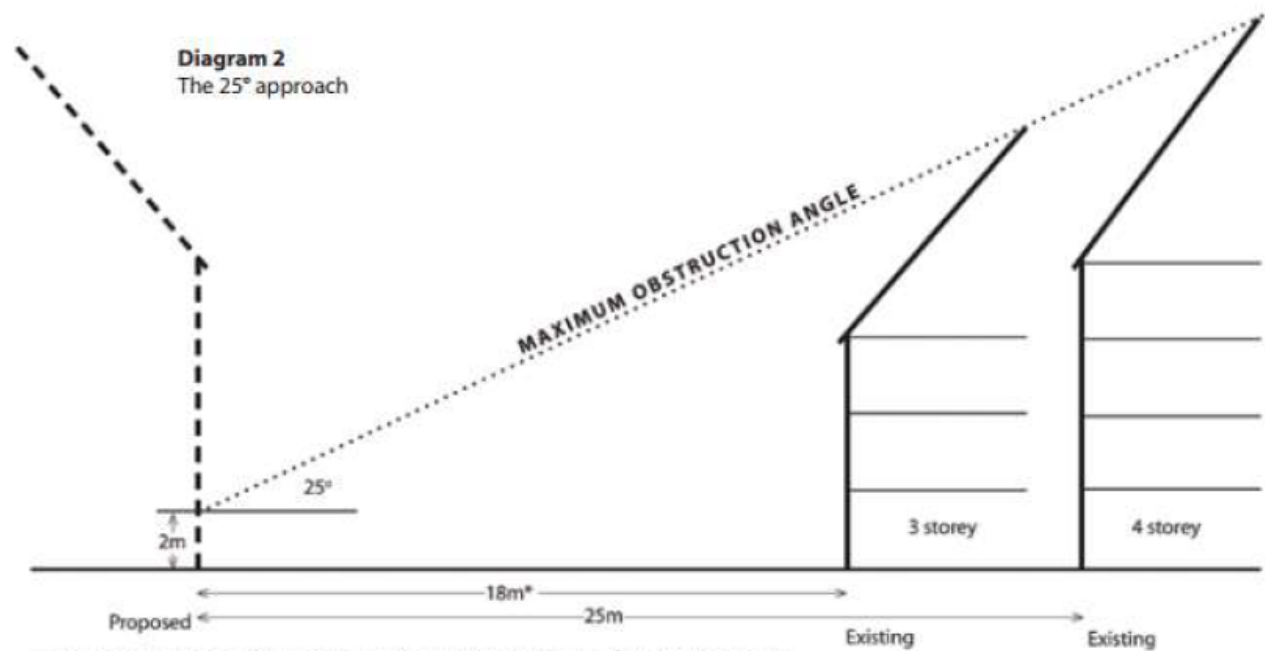
		<p>2. Access to facilities and services - this will decline rather than improve</p> <p>Section 1.4.15 of the Local Plan describes the importance of improving access to facilities and services. The increased population growth inherent in this application needs to be planned for, otherwise access to facilities and services such as healthcare, welfare provision, education and transport will decline rather than improve. Without evidence that extra services will be provided, this proposal in its current state should be rejected, as it will produce a legacy of further stress on the existing facilities and services that are already over stretched. Again this will create a negative rather than positive change to the community through the planning process. Both the Local Plan and Crouch End area plan prioritise improving transport - there is no evidence that this planning application will support this objective, and is more likely to have a detrimental impact through increased pressures on already over stretched services.</p> <p>Unless the above two issues are not managed correctly they will have an adverse impact on the Borough meeting its objectives of Equality and Inclusion³ and the positive aspects of restoring the Hornsey Town Hall in line with improving the social fabric of the community will be negated ⁴. Moreover, Haringey's Local Plan takes into consideration its community strategy which aims to put people at the heart of change and create economic vitality and prosperity shared by all. Judging by the number of objections, particularly by local people, people are not at the heart of this the change, as they would like a restored Town Hall that is enabled by a more social inclusive and sympathetic design/scale. Furthermore, as stated, there is no evidence that this proposal supports the key strategic priorities of the Borough and Crouch End Ward, other than to remove Hornsey Town Hall of the at risk register and also of the Council's property list. For these reasons we object to this proposal.</p> <p>Objection 2: Inaccurate and misleading information - daylight and privacy Context:</p> <p>We analysed the 2010 application's daylight and sunlight report and found errors that disregarded significant loss of light for some of adjacent properties. We had the errors verified independently, and as result, I raised these concerns in person to the planning committee meeting in July 2010. The outcome was:</p> <p>RESOLVED: That, subject to the conditions set out in the report, additional conditions relating to a Public Realm Analysis of the square, a review of renewable energy options, the pre-condition for the developer to enter into a s106 agreement and the re-examination of the daylight assessment for</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>houses on Weston Park, and a MINUTES OF THE PLANNING COMMITTEE MONDAY, 12 JULY 2010 6 Section 106 agreement, planning application HGY/2010/0500 be approved.</p> <p>At the time, David Williamson, Project Officer, responded to concerns about the daylight assessment and advised that the daylight report had been validated and they were confident that it was accurate. He was happy for any concerns in this regard to be dealt with by condition. evidence on council minutes showing how the readings amended daylight report (or the original one) meetings on 'the re-examination' of the light levels. made this conclusion, and as a result there has been no opportunity for public scrutiny.</p> <p><i>Why is this important?</i> - The current application uses the floor plate of the existing consented building, for example the floorplate of the current clinic building. However, if the daylight studies were wrong in the original application then either the height of the development would need to be reduced or the distance between properties extended, to mitigate daylight and sunlight loss. Moving on to this application with the height of the residential blocks even higher, the applicant's daylight studies conclude no significant negative impact. How can this be? This summer, at a public consultation I did offer to allow Make architect's consultants access to my property on 27 Weston Park, so they could gather real data but this was not taken up. Good practice would include at least a site visit to identify the situation on the ground rather than use inaccurate data from property websites like Rightmove.</p>
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Appendix 6 – Neighbour Consultation Responses

An independent site visit would follow best practice⁵ and include a 25 degree assessments from site visits. The 25 degree rule should be used when the new development directly faces the affected window, as occurring with the residential blocks in this application. Suitable daylight for habitable rooms is achieved when a 25 degree vertical angle taken from the centre of the lowest windows is kept unobstructed. Diagram 2 illustrates this ⁶.



* It should be noted that 18 metres is the maximum separation distance for privacy but where development is proposed adjacent to taller buildings or on sloping sites this distance must be increased to ensure the 25 degree angle is maintained to the window in question.

Appendix 6 – Neighbour Consultation Responses

To conclude on the daylight issue, we would like to get to the real truth and would **ask that council properly review the applications reports on daylight and sunlight**. To properly review, we suggest **an independent review from a third party**, such as the Building Research Establishment, **with no conflicting interest would be of great benefit**. Other written objections on the massing and privacy would support the need for more scrutiny on this aspect of the application. Furthermore, an independent study would also hopefully resolve a potential further action on *Right to light*, which under BRE 209, states 'that even if a development receives planning permission, neighbours can still take legal action to protect their Rights to Light (ancient lights). If a court decides that a new development can reduce light in an existing building to insufficient levels, it can grant damages or an injunction to prevent building.'

Furthermore, ***the privacy report is also misleading***. It states that there is plenty of existing screening by trees of the properties adjacent to the proposed residential blocks. Again a site visit would have confirmed that most of these trees are deciduous, such as Ash (see photos 1 and 2) which are not in leaf from late October to May, well over 6 months of the year. This demonstrates **limited screening and inadequate screening**, and that the privacy report is misleading and not therefore not credible. In addition, our objection on misleading information is not alone, we have read several written objections that describe the images of the application to be misleading and we support those objections.



Photo 1 (taken from 1st floor): Mature ash tree in back garden of 27 Weston Park taken on 4th May 2016 at 11am, showing the tree is just coming into leaf. The photograph shows how this tree and the surrounding smaller ash trees (to the right) in the garden of 25 Weston Park offers little screening against the town hall clinic building.

Appendix 6 – Neighbour Consultation Responses

24 5	<p>Matthew Zweck 34 Gladwell Road London N8 9AA</p> <p>Neither supports nor objects</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big</p> <p>The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking</p> <p>W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p> <p>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.</p> <p>5) Loss of local independent businesses</p> <p>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?</p> <p>6) No plan for community use</p> <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</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>as rooms for private hire with no guarantee of community use?</p> <p>7) No detailed restoration plans</p> <p>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>
24 6	<p>Bernard Butler 14a Haringey Park London N8 9HY</p> <p>Submission: Objection</p>	<p>I welcome development of the Town Hall but object to this specific round of plans on the following grounds:</p> <ol style="list-style-type: none"> 1. My house, 14a Haringey Park is not listed as part of the development plans. As it is located 3 doors adjacent to the development in Haringey Park this should be rectified. 2. The development on Haringey Park at 7 stories is too tall, deep and wide physically. This will: <ol style="list-style-type: none"> a. block light to our adjacent garden and rear b. be a privacy intrusion to our adjacent garden c. be physically overwhelming to the rear of our property d. contradict the definition of a "Conservation Area". 3. The extra traffic caused by service vehicles and parking will environmentally impact Haringey Park for the worse. There can be no argument that more traffic and 450 extra people will make a street more pleasant. The impact of resident's vehicles in out of hours CPZ is unfair to the current residents of Haringey Park. 4. The period of construction will directly impact my work (from home). My property is not on the plans. 5. There is no local confidence that the plans account adequately for the impact on transport, schools and healthcare in the immediate area. 6. The absence of affordable housing in the development contradicts Haringey Council and Mayoral guidelines. 7. The plans do not give enough information on the implied restoration.
24	John and Ursula	Following the planning submission for the above site, we are writing to ask you to refuse permission.

Appendix 6 – Neighbour Consultation Responses

7	<p>Murray 37 Landrock Road Crouch End London N8 9HR</p> <p>Objection to the proposal</p>	<p>Although the Town Hall should be restored, we believe that the current development proposal must be considered in more depth in relation to its site, its environment, and the lack of social housing. When that is done it will be apparent that the current application is an entirely inappropriate design for this location. We ask the council to refuse planning permission for the scheme for the following reasons:</p> <p>1. Inadequate and incorrect information</p> <p>The Weston and Haringey Parks Residents Association have argued in their objection and have produced illustrations which appear to demonstrate that the illustrations by Make, the developer's architect, which are used as evidence in the planning application, are misleading. If that is proven to be the case and Make do not correct the misleading illustrations and allegedly incorrect density figures then they should and will be reported to the Disciplinary Committee of the Architects Registration Board (ARB) for unprofessional conduct.</p> <p>2. Scale of Proposed New Development and Impact on Surrounding Area</p> <p>The buildings are much too high, bearing no relation to the surrounding conservation area. The proposed new blocks A and B are too tall and will diminish the standing of the Grade 11 listed buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>The proposed 5, 6 and 7 storey buildings are monolithic, overbearing and entirely out of character with the area.</p> <p>A recent application (post-dating the 2010 permission for the Town Hall) to add a storey to what is now the Waterstone's block was rejected because the extra storey would detract from the nature of the conservation area and views of Crouch End.</p> <p>The design is generic and unsympathetic to the character of the surrounding neighbourhood. For example, Haringey Park, adjoining the site, is made up of essentially two storey semi-detached dwellings described in Haringey's Conservation Area No.5 Conservation Area Character Appraisal as 'Victorian Villas' (6.6 to 6.10). Although the Planning application refers to 3 and 4 storey brick built dwellings, the four storey Mansion block flats on Haringey Park are not typical of the area and should not be used to justify the excessively high proposed designs.</p> <p>There are serious overlooking issues. For example objections such as those from Flats at 25 Weston Park</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>have pointed out that the 7 storey building will be some 2-5 metres from the bottom of their very small garden and will tower over them and overlook their their home.</p> <p>Objectors from 18 Primezone Mews have also demonstrated that the impact on Primezone Mews will be considerable, with flats 23-28 will be deprived of sunlight every day from around 4:00pm until sunset if a development this size goes ahead. Additionally, these flats have rear gardens which would be overlooked and lose all sense of privacy.</p> <p>3. Pressure on transport and parking</p> <p>We don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. W7 queues at morning rush hour already reach the Clock Tower. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents find it hard to park in the surrounding streets especially in the evenings.</p> <p>4. Lack of social housing</p> <p>The proposal has no affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these ȷ we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>5. Insufficient schools and doctors</p> <p>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.</p> <p>6. Loss of local independent businesses</p> <p>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?</p> <p>7. No plan for community use</p> <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>
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Appendix 6 – Neighbour Consultation Responses

		<p>8. No detailed restoration plans</p> <p>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>9. Conflict of Interest</p> <p>It would be more appropriate if this planning application were decided by the Mayor of London. It would appear that the Planning Officers who will advise the Planning Committee will have a conflict of interest. Their employers are Haringey Council who have already argued in support of the proposed development. They will therefore be put in an impossible position. Officers who are members of the Royal Town Planning Institute (RTPI) may therefore be in breach of the RTPI's Code of Professional Conduct.</p>
24 8	<p>David Moon 12 Fairfield Road London N8 9HG</p> <p>Objection to the proposal</p>	<p>Object to the demolition of the maple tree in the green in front of the town hall. This is a green space in the centre of Crouch End and as such should be protected, not destroyed in favour of more flats / hotel which would detract from, not improve the area.</p>
24 9	<p>Anna Evans 71C Ferme Park Road London N8 9SA</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows: While I welcome the restoration of an important building in the heart of Crouch End the proposed residential development is not suitable in a number of critical ways.</p> <p>The size and height of the buildings will dominate the low-rise historic buildings adjacent to the site and be completely out of keeping with the area. There is no plan to include affordable housing which is disgraceful given the current housing crisis in the capital.</p> <p>The local area cannot support the huge surge in population by the proposed size of the residential development. Schools and GPS are already stretched without this additional pressure. In addition, the local transport network does not have the capacity to support the rise in residents.</p>

Appendix 6 – Neighbour Consultation Responses

		Car usage in the area will increase and the air quality will decline. I walk past this site on a daily basis and sincerely hope that what is a wonderful opportunity to restore and create a community hub at the heart of Crouch End is not missed for the short-sighted profits of an offshore developer.
25 0	Mrs M Cambell 8 The Woodlands Dickenson Road Crouch End London N8 9EU Objects to the proposal	Please do not remove the beautiful Red Maple Tree. Its part of Crouch End. Its been there for years, looks fantastic during all 4 seasons. Is a shading place during summer for all who visit. There are ways to protect the tree whilst construction takes place.
25 1	Sue Glasser 31 Coleridge Road Crouch End London N8 8EH Objection to the proposal	<p>I have often voted for a Labour Council in the past but rest assured you will lose my vote and many others unless you reverse and radically improve your plans for this development which will destroy the heart of Crouch End.</p> <p>I object to this development on the following grounds:</p> <ul style="list-style-type: none"> - Haringey Council's lack of due process, lack of transparency and misleading information - selling this site off for a desultory sum to an overseas developer who has not stuck to original commitments - lack of social housing as a significant focus, as required legally - the development is out of proportion, too large in scale re surrounding architecture, feel and function of Crouch End for locals - insufficient planning for development to cater to growth of needs in transport, schools, health services, etc - no clarity and commitment to retain the community activities that are the hub of the building's use - loss of open, communal space which is enjoyed by many <p>Haringey Council - you are ruining Crouch End long-term for the sake of this short-sighted deal.</p>
25	Beverley Coffin	I object to the planning application for the following reasons.

Appendix 6 – Neighbour Consultation Responses

2	<p>5 Elder Avenue N8 9TE</p> <p>Objection to the proposal</p>	<ul style="list-style-type: none"> - Seven storeys for the new building of flats is too high for the surrounding area. It will dwarf the town hall and library building. The surrounding houses are only two stories (not 3 or 4 as stated in the planning application) and the library only two. This is in a conservation area - the new buildings would not be fitting in the area and would distract from the town hall as well as the library. Council had rejected an additional storey on the Waterstones building for this reason (HGY/2013/1282). -The footprint of the new builds is also too large for the site. The buildings are set right on the border of the site and this will crowd the town hall and neighbouring houses. - There are too many flats for the area. The planning application calculated the density including the town square area which it shouldn't have. The number of flats should be reduced to fall into the London Planning Policy 3.4. - Crouch Enders must use the buses to get to a tube station. The W7 is already at capacity. There does not seem to be a plan for the potential 400+ new residents using the bus routes that we have. The shuttle bus plan does not seem like a solution. Who would get to use this? Is it for the residents of Blocks A and B or hotel guests? - There is not a plan for school places or GP surgeries to handle the new residents. - No affordable housing (or social housing) in the plans. Haringey council must ensure that the economic viability assessment in the planning application is challenged to try and meet the 40% affordable housing that Haringey has stated in their housing strategy document. - The 40 parking spaces provided is not enough for 146 units and hotel guests. Parking on the streets is already quite difficult for permit holders. I realise council has indicated that they will not give parking permits to the new residents but if they need a car they will have a car and use street parking outside of the two hour parking restriction. - I cannot see any mention of Fire safety. Is there a sprinkler system to be installed? Does the fire department have the equipment to reach a seven storey building in such a tight space? Does the Fire Department comment on the plans before the approval process? - How will the residents and council ensure that the square remains a public space which the public can access at all times. With three restaurants surrounding the square I imagine that the outdoor tables will spill onto public space. The square is also listed as the outdoor amenity space for the residents in the annex building. This is public space and must not be given to the residents for their use. This statement should be deleted from the planning application. - The plans for the roadway on the green in front of the town hall must not be used as a shuttle bus pickup or taxi stand . This is public space and used by the public. It is full of kids at the end of their school day riding bikes and scooters around the fountain.
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Appendix 6 – Neighbour Consultation Responses

		<p>- Council must ensure that the restoration of Town Hall is completed before the housing is built.</p> <p>I am looking forward to the restoration of Town Hall and realise that housing is needed. We need to provide as much affordable housing as we can. We need to make sure the correct buildings are approved as once they are built there is no going back and it could change the look and feel of the area forever. I would hate for there to be a precedent of seven storey buildings that could be called upon to approve new planning in the area. Please reduce the size of the new builds and provide some affordable housing.</p>
25 3	<p>Chloe Milburn 26 Cecile Park Crouch End London N8 9AS</p> <p>Objection to the proposal</p>	<p>This is a gross overdevelopment of the site which overwhelms our beautiful town hall and pays no respect to the nature of the conservation area. The new blocks are far too tall and too close to the site boundary and to each other, resulting in a gloomy shaded area both within the development and on the adjacent existing buildings. most of which are no more than 3 stories high. These will be overlooked, resulting in loss of sunlight and loss of privacy.</p> <p>Lack of facilities</p> <p>The proposed number of new dwellings will result in about 500 new residents in this very small area, most of whom will be queuing for the W7 bus in the rush hours. This route is already running at full capacity, and the morning queues stretch down to the junction with Weston Park.</p> <p>It currently takes 2-3 weeks to get a GP or dental appointment; where will all the new residents register? Where will all the new residents school their children?</p> <p>There is little parking provision for the large increase in traffic, including service vehicles, that this development will generate. Most of this traffic will have to use haringey Park and Hatherley gardens; the exit from Haringey Park onto Crouch Hill is already difficult, and this development will undoubtedly add to the tailback down Crouch Hill and congestion on the Broadway.</p> <p>The town hall square must remain exclusively for public use, and not included as amenity space for the new apartments. The garden area should not be diminished, but rather enlarged; and no building whatsoever, including stalls or kiosks, allowed, unless for a matter of days , for a community festival. No traffic whatsoever should be allowed onto the town hall fountain square, which is currently a pleasant place to sit, and where children can play safely. Access to the hotel by car or taxi will all have to come down Hatherley gardens, currently a quiet cul de sac.</p> <p>There is little if any demand for a hotel in this area (far from Central london, far from the tube) and the 67 so called hotel apartments will very soon no doubt be renamed as studio apartments, for sale, adding</p>

Appendix 6 – Neighbour Consultation Responses

		<p>another hundred or so residents to the 500 already in place.</p> <p>In summary, I feel very strongly that unless the developers reduce the scale of their proposals considerably, and are content with a more modest profit (from a site which cost them only £3.4 m for Haringey's finances) this gross overdevelopment will cause irreversible damage to the environment and character of Crouch End, and render it a far less desirable place to live.</p> <p>Please refuse permission.</p>
25 4	<p>Kate Macfarlane 10 Lynton Road Crouch End London N8 8SL Objection to the proposal</p>	<p>The scale and design of the application is not in keeping with the area it is intended for and it will have a significant and detrimental impact on the Listed Buildings and the Conservation Area into which new plans will feature. The height of the planned building in the car park area behind the library will tower over the existing library building, and on the other side of the area the building block will tower over the listed Town Hall building and the residential area in Weston Park.</p> <ul style="list-style-type: none"> -There will be considerably more traffic in narrow residential streets, pressure on parking and increase in the amount of people using the already overstretched (at peak times) of the public transport system. - There is no guarantee that Community facilities, resources and assets of existing buildings will be used with responsibility and accountability since members have leased the area to the offshore company BEFORE granting the planning application. - There is no guarantee that local employment protection/generation agreements with the company will be honoured. - The company involved has recently announced that it is unlikely there will be any affordable housing in the application. <p>Finally, there is recent precedent for refusing application for high rise and out of keeping building work in Crouch End, as the building which now houses Watersones bookshop on Crouch Hill was refused application for a multi-storey extension on these grounds.</p>
25 5	<p>Dr Chris Richards, Prof. Elizabeth Richards 10 Etheldene Avenue</p>	<p>We strongly object to the removal of the mature maple tree close to the bus stop. The plans should be modified to allow for the preservation of this tree - and others if possible.</p>

Appendix 6 – Neighbour Consultation Responses

	London N10 3QH Objection to the proposal	
25 6	Paul Alcantara 19 Cecile Park Cecile Park Crouch End London N8 9AX Objection to the proposal	I object to the planning application for a number of reasons but primarily due to the height of the proposed development behind the Town Hall. This is a historic building and a Crouch End landmark and nothing should be visible from the Broadway.
25 7	Mark Cymerman 5 Windus Road London N16 6UT (Net Affinity Ltd –Primezone Mews Freeholder) Objection to the proposal	<p>I am a director of Net Affinity Ltd - the freeholders of Primezone Mews N8 9JP immediately behind the proposed development.</p> <p>On behalf of the freeholders, I wish to vociferously OBJECT to this planning application as it will impact extremely negatively on the flats that comprise Primezone Mews.</p> <p>The bulk of the development will be totally overbearing, overlooking and detrimentally affect the rights of light currently enjoyed as well as the current aspect looking out from the flats.</p> <p>The development will give a 'hemmed in' feeling to the residents of the flats and will materially reduce their quality of life and enjoyment of their homes.</p> <p>The inevitable increased noise and general traffic that will no doubt be introduced as a result of the proposed development represents an intolerable burden that is unfair to be imposed on the residents. Furthermore, the proposal represents an overdevelopment of the site in relation to it's height being far higher than any neighbouring buildings as well as it's general bulk and in relation to the ability of the surrounding streets to absorb the effects of increase of site use ie traffic, infrastructure, local amenities etc It is noted that the development is so close to Primezone Mews that some damage and subsidence is almost inevitable and yet, notification of the proposed planning application has not even been made to the</p>

Appendix 6 – Neighbour Consultation Responses

		<p>freeholders and perhaps that is a further indication of the cavalier attitude of the applicants in relation to this development. It is assumed that the damages to be caused to Primezone Mews was uppermost in the thinking of the applicants in their decision to flout planning requirements by not advising the freeholders of this application and we only came to hear of this today through one of the lessees.</p> <p>Please treat this OBJECTION with the seriousness it requires and refuse this application.</p>
25 8	<p>Anne Simpson 41 Weston Park London N8 9SY</p> <p>Objection to the proposal</p>	<p>The proposed new buildings are too big and too high and out of character with the surrounding area. They are overbearing and the development would have an extremely oppressive impact on surrounding houses and on the centre of Crouch End.</p> <p>The high density of residential units, bringing in an estimation of almost 500 people (not including residents of the apart-hotel) will have a detrimental impact on local infrastructure and services which are already under pressure. Local buses (especially the W7 where it passes the Town Hall) are already overcrowded at rush hour, all local schools are already significantly oversubscribed and GP surgeries are under such pressure it takes at least two weeks to get an appointment.</p> <p>Parking on Weston Park and surrounding streets, especially the area nearest our house, is already very difficult outside of residents' parking times. Even if residents of the proposed development are not issued with permits they and their guests will presumably still park here when permitted, as will visitors to the Town Hall, which will inevitably make the situation even worse.</p> <p>The above issues need to be addressed whatever development is approved by Haringey Council and must be planned for and managed according to the size of the development.</p> <p>I would also refer you to the letter of 21 August 2017 to Haringey Planning Service from Weston and Haringey Parks Residents' Association outlining their reasons, which I fully support and agree with, for the Council to refuse planning permission for this development.</p>
25 9	<p>Jill Russell 20 Clifton Road London N88JA</p>	<p>The volume of the new buildings is too large and dense for the site.</p> <ul style="list-style-type: none"> -The design of the new buildings is unsympathetic to the listed Town Hall building. -Parts of the new building are too high and dominate the existing surrounding buildings. -Parts of the new building are too close to the boundary with existing surrounding houses. <p>I urge Haringey to refuse planning permission.</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	
260	<p>Andrew Zweck Mary Zweck 14 Haringey Park London N8 9HY</p> <p>Objection to the proposal</p>	<p>Following the planning submission for the above site, we are writing to ask you to refuse permission. Whilst we are in favour of restoring the Town Hall, we believe that the development proposal needs to be looked at in more depth in relation to its site, its environment, and lack of social housing. It then becomes apparent that it is not a good design for this location. We ask the council to refuse planning permission for the scheme for the following reasons (in summary, expanded below):</p> <ol style="list-style-type: none"> 1. Inadequate and incorrect information 2. Height in relation to the neighbourhood; Urban Context 3. Effect on Listed buildings and Conservation areas Weston and Haringey Parks Residents Association 4. Massing, Footprint and Daylight 5. Density and Lack of Amenity Space 6. Lack of social housing 7. Transport, Parking and Vehicle Movement 8. Deficiencies in Social Facilities and Infrastructure 9. Reduction of office space <hr/> <p>1. Inadequate and incorrect information supplied at pre-application residents meetings and with planning application.</p> <p>VIEWS: We are unsatisfied with the photomontage views submitted with the Town Hall application. These views show trees in full leaf. In addition, the plans show trees as having been removed on the corner of the library (adjoining the access), yet the photomontage has retained these and used them to block the view to the new building (block A). The submission shows views from Alexandra Palace and Parkland Walk of such poor resolution that we cannot enlarge these.</p> <p>We need to see</p> <ol style="list-style-type: none"> 1. Views without the trees in leaf, ie a winter view or trees dotted on (which is preferable). 2. Views from different angles (where they are not blocked by trees) 3. More views from Haringey Park, looking back towards block A.

Appendix 6 – Neighbour Consultation Responses

	<p>4. Views form Primezone Mews 5. View from library to block A (without the tree in place). 6. Views of better resolution from Alexandra Palace and Parkland Walk</p> <p>APART HOTEL: The drawings show hotel rooms with kitchenettes clearly apart hotel rooms. Yet the HORNSEY TOWN HALL PLANNING STATEMENT (July 2017) refers to a Hotel. Which is the correct proposal?</p> <p>We ask the planners to write to us directly as soon as this further information has been supplied.</p> <p>2. Height in relation to the neighbourhood; Urban Context</p> <p>The proposed new buildings are much too high, bearing no relation to the surrounding conservation area. HORNSEY TOWN HALL PLANNING STATEMENT (July 2017) (HTHPS) 2.25 states that: Weston Park runs along the north of the site and comprises residential properties that back on to the application site. The buildings range between 3 and 4 storeys and are predominantly brick built.</p> <p>This is incorrect.</p> <p>Haringey's Conservation Area No.5 Conservation Area Character Appraisal (7.4) says Weston Park is: lined by two storey terraces with attics and semi-detached properties all of which are considered to make a positive contribution to the character and appearance of this part of the conservation area.</p> <p>It goes on to say (7.7) that houses on Weston Park:</p> <p>give the appearance of large semi-detached properties but are linked by set back side extensions. They have steep, hipped, slate roofs and include a mix of single-fronted and double-fronted street elevations. Haringey Park, also adjoining the site, is made up essentially of two storey semi-detached dwellings described in Haringey's Conservation Area No.5 Conservation Area Character Appraisal as Victorian Villas (6.6 to 6.10). The four storey Mansion block flats on Haringey Park, are not typical of the area and these are further away from the development site.</p> <p>Adjoining the site is the Library which currently sits in an open area. Haringey's Conservation Area No.5 Conservation Area Character Appraisal (2.4) discusses the character of Crouch End as: an almost village like development nestling in the bowl between the hills rising in the north to Muswell Hill and Alexandra Palace.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>HTHPS makes reference to the following policies in its submission:</p> <p>7.86 states that: The Mayor's Housing SPG advises that, through scale, material, massing and building type, development should take account of the existing character and urban grain of a place and build on its positive elements (para 2.2.3). 7.87 Strategic policy SP11 requires all development to respect their local context and character, creating and enhancing the Borough's sense of place and identity. 7.88 Draft Development Management Policy DM1 states that development proposals should relate positively to their locality, having regard to form, scale and massing prevailing around the site. 7.89 Draft Development Management Policy DM6 expects all development proposals to include heights of an appropriate scale, responding positively to local context and achieving a high standard of design.</p> <p>However, analysis of the above Mayoral, London and Local policies, together with the findings in Haringey's Conservation Area Character Appraisal, shows clearly that the proposed construction of blocks A and B, with heights of 5, 6 and 7 storeys, is an inappropriate development in this Conservation area where the majority of buildings are dwellings of 2 storeys, and where Crouch End has been described as having a 'Village' feel. Furthermore, in the detailed design of the proposed development there is insufficient modulation both in the roofline and frontages to reflect the architectural rhythm of the surrounding area. The proposed buildings appear to have more in keeping with the new developments at Kings Cross than in this Victorian London Suburb.</p> <p>3. Effect on Listed buildings and Conservation areas</p> <p>HTHPS Assessment 7.91 The massing of the proposed blocks has been established through rigorously testing the potential impact of increased massing on the setting of the Town Hall and Hornsey Library, the wider Conservation Area, the impact on neighbouring amenity and the impact on local and strategic views.</p> <p>We disagree with claims in HTHPS (4.5) that concerns have been addressed. The heights, proximity, massing and detailed design of Blocks A and B have a detrimental impact on the setting of the existing Town Hall, Library and surrounding streets both in its setting, space around it and competing heights. The unmodulated facades of the new apartments, (save for the recessed balconies), bear no relation to the detailed nature of surrounding residential streets. Whilst HTHPS asserts that the details used in the Town Hall and Library have been referenced (balconies, colour, metalwork) the boxy flat fronted nature of the blocks competes with the clear lines of the modernist town hall.</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>The Town Hall, as a civic building of tremendous architectural importance, needs breathing space around it, both on plan and elevation. Site sections (Section KK drawing PX2253 and section FF on PX2252) clearly illustrate the bulky, overbearing nature of the proposed buildings, in the context of the Town Hall. It is not just key views from surrounding streets that are important - buildings are not simply viewed from a static vantage point, but are walked around and moved through. This development, at such a scale and massing detracts from that of the Town Hall and Library, and the genius loci of Crouch End.</p> <p>4. Massing, Footprint & Daylight</p> <p>The new buildings occupy too much of the site, are built too close to the boundaries, and the large footprint has left no room for the Heritage buildings to 'breathe'. The 'canyon' effect which was the concern of the planners has not been addressed between Blocks A and B.</p> <p>In addition, there is a detrimental effect on existing neighbours: The Mews block is built very close to the boundary, causing issues with overlooking and Block A towers above Primezone Mews. The proposed development has an impact on daylight and sunlight for adjoining neighbours, both within their properties and also on their amenity spaces. There is also an impact on available daylight and sunlight within the development itself.</p> <p>We disagree with the following:</p> <p>Hornsey Town Hall Sunlight and Daylight Assessment, 10.4 The Proposed Development will relate well to the neighbouring residential properties. Where there are deviations from BRE guidance in terms of VSC and NSL alterations, these are considered to be minor in nature and acceptable due to the relatively minor alteration in VSC and NSL values when compared to the Consent.</p> <p>The scheme has not been developed in the context of best practice guidance. The following document gives guidelines for overshadowing of neighbours. This scheme contravenes these guidelines: it is built too near to the boundary and is too high, thus overshadowing neighbouring amenities and open space within the development itself.</p> <p>We draw your attention to The BRE guidelines extracted below:</p> <p>BRE SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE. Paragraph 3.3 "Good site layout planning for daylight and sunlight should not limit itself to providing good</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>natural lighting inside buildings. Sunlight in the spaces between buildings has an important impact on the overall appearance and ambience of a development.</p> <p>It is valuable for a number of reasons:</p> <ul style="list-style-type: none"> -To provide attractive sunlit views (all year) -To make outdoor activities like sitting out and children's play more pleasant <p>AND:</p> <p>The availability of sunlight should be checked for all open spaces where it will be required.</p> <p>Page 14: "This guidance applies both to new gardens and amenity areas and to existing ones which are affected by new developments. 'It is important to realise that the area-based guideline is very much a minimum standard."</p> <p>We believe this scheme flaunts good practice guidelines in relation to overshadowing of its neighbour's amenity spaces and in relation to daylight and sunlight across the development. We have done our own 3D modelling to show this, attached at the end of this letter. We want the applicant to provide all year round accurate 3D daylight modelling for the site and surrounding streets, to show the effect of overshadowing throughout the year.</p> <p>5. Density</p> <p>The proposed development is for 146 units. The applicant has calculated the density as 162 units per hectare.</p> <p>HTHPS Policy Context 7.75 illustrates the London Plan Policy 3.4, showing its table 3.2 - Density Matrix (habitable rooms and dwellings per hectare). The developers note that the site is in an area with a PTAL rating of 2 to 3 (which is actually at the lower (poor) end of the scale) and suggest that as a density of 45 - 175 units per hectare is allowable, they argue that a density of 162 dwellings per hectare should be acceptable.</p> <p>This is an incorrect and flawed argument.</p> <p>The developers have included the Town Hall 'square' as developable site area for calculation of density, inflating the available site area and decreasing the actual density. The Town Hall 'square' should not be included in the overall site area for calculation purposes; it is a public space, which by the Council's own</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>criteria is dedicated to Community, was never intended to be built upon and whose inclusion in the site area calculation serves only to dilute the scheme's real density. Similarly, the inclusion of the Town Hall itself, when this area is not part of the application for residential construction, should not be included in the calculations.</p> <p>The diagram below shows the site area that should be used for calculation of density - removing the Town Hall Square and Town Hall and Hotel (or aparthotel). The relevant area is outlined in red, (although we are concerned by the inclusion of Rose Place in the Developer's proposals and calculations)</p> <p>Site area for Density calculation purposes: Actual site area for density calculations: 0.78 hectare Residential units: 146 Density = 187 units per hectare or 409 habitable rooms per hectare</p> <p>This is above the range indicated in the London Plan Policy. Furthermore, if the 67 'aparthotel' rooms, which are shown on the drawings (but not referenced in the Planning Statement) - and for which the Viability report (redacted) assumes an 80% occupancy rate - are also included in the density calculation, then the Density figure becomes even more alarming. Lack of amenity space</p> <p>HTHPS (7.13) states that nearly all dwellings have private amenity spaces except Broadway Annex which are intended to share the 'public' Town Hall square as amenity space. This Town Hall square has been designated for public use and is already under pressure from existing local residents and community uses. It should not have to bear the strain of inadequate amenity provision in the proposed development.</p> <p>6. Lack of social housing</p> <p>Haringey Borough Council has set a minimum target of 40% affordable housing in new developments. The inclusion of 0% affordable housing in this scheme is risible and a disgrace. We refute the proposed viability assessment (redacted) and urge Haringey to demand the provision of more affordable units in this scheme.</p> <p>7. Transport, Parking and Vehicle Movement</p> <p>Inadequate Public Transport</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>The potential increase in population of more than 500 people, including the hotel or aparthotel guests will have a severe impact on the limited public transport that exists in Crouch End. Already the queue for the W7 bus snakes all the way to the clock tower during morning rush hour, with buses going past Crouch End Broadway full and unable to pick up more passengers.</p> <p>In recognition of the poor public transport facilities serving Crouch End, the developers propose a shuttle bus. This will cause more pressure at the bus stops, puts undue pressure on Hatherley Gardens residents and creates a shared pedestrian/vehicular area in Town Hall Square, all of which is unacceptable and dangerous.</p> <p>Vehicle Movement</p> <p>The Deliveries and Servicing Management Plan (3.4.2) lists 54 extra vehicles per day, (ranging from delivery vans and pick-ups to two and three axle lorries). We believe this figure will be a minimum. The Plan goes on to place the onus upon residents and staff to request that 'each time an order or booking is placed the supplier or service provider is sent by e-mail a map confirming the location of the site, the location of the on-site service yard area and the local routing to be undertaken, (4.3.4) as the basis for ensuring that traffic behaves as the Developer's would like. This is an unreasonable and unrealistic request. We believe traffic will still turn to the east of Haringey Park, thereby prejudicially affecting the surrounding streets.</p> <p>Parking</p> <p>40 Parking spaces is an inadequate provision for 146 flats and hotel or aparthotel rooms. Whilst we understand the council will not issue more residents permits, the situation at present is that car owners simply move their cars from one zone to another within Crouch End CPZ depending on the timing of parking restrictions. Evening parking is extremely difficult at present and with such scant provision for this development, the situation will become worse.</p> <p>Similarly there are no car parking facilities for social events in the Town Hall and this too will have an impact on available parking in surrounding streets.</p> <p>HTHPS Policy context (7.15c) states that Emerging Development Management Policy DM53 sets out a number of tests for hotel uses to be acceptable including: ¿Provide appropriate arrangements for pick up / drop off, service delivery vehicles and coaches, appropriate to the size of the hotel or visitor accommodation.</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>No details have been provided for the coach access and no information to show the impact on existing residents.</p> <p>8. Deficiencies in Social Facilities and Infrastructure</p> <p>Inadequate infrastructure - lack of local schools, doctors surgeries.</p> <p>The scheme proposes an extra 467 people in the dwellings alone - not including the hotel or aparthotel.</p> <p>Where are the extra local doctors that will be needed to service the increased local population?</p> <p>Of the 146 dwellings, 97 are for more than 3 persons and can therefore assume to house families. Analysing the information gives a potential increase of 189 children in this area. We have not seen any indication that the local schools and nurseries in this area of Haringey, already oversubscribed, can cope with the potential extra need for places.</p> <p>9. Reduction of office space</p> <p>HTHPS 7.46 The proposal comprises provision of 443 m2 of high quality flexible co-working office space, as well as additional flexible space that could be used for working. According to the HCA Employment Densities Guide (2015), this will support between 30 and 44 jobs.</p> <p>Hornsey Town Hall currently has approximately 75-80 businesses comprising a variety of arts and business disciplines, forming a vital community in central Crouch End. In 2016 it was calculated that approximately 130 people earned their living in Hornsey Town Hall. In addition to these numbers there are also the people who make casual hires - choirs, dance classes etc.</p> <p>The Mayor of London (http://www.sadiq.london/business_prosperity_and_opportunity) is keen to Prevent the loss of business space' and 'Promote the provision of small business and start-up premises in housing and commercial developments through the London Plan'. Those in the Town Hall at present have the type of accommodation the mayor is referring to not the developer's proposed shared space for a mere 44 people.</p> <p>We urge you to refuse permission for this scheme for the reasons stated above.</p>
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Appendix 6 – Neighbour Consultation Responses

26 1	Charles Sweeney 20 Clifton Road London Objection to the proposal	My objections to the planning application are: -The volume of the new buildings is too large and dense for the site. -The design of the new buildings is unsympathetic to the listed Town Hall building. -Parts of the new building are too high and dominate the existing surrounding buildings. -Parts of the new building are too close to the boundary with existing surrounding houses. I urge Haringey to refuse planning permission.
26 2	Anne Cortez 58 D Weston Park London N8 9TD Objection to the proposal	I am writing in connection with the above development plans. My objections are many, and are as follows: 1) Too high, too big and the wrong 'feel' - The development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. The development will likely block out the views to Alexandra palace for many residents of Haringey Park, loom too closely to Primezone Mews, and the gardens of Weston Park. The development plans do not match the character and 'feel' of the local conservation area architecture and design. Hornsey Town Hall (grade II*) and Hornsey Library (Grade II) together form a complex of special architectural interest. The proposal, as it is, will reduce our ability to enjoy these buildings: a) The proposed buildings are unexceptional 21st century blocks which do not add to the architectural merit of the site b) The proposed buildings are sited in a conservation area, but cannot be considered of sufficient merit to make a positive contribution to it c) In order to build the new blocks it is necessary to demolish 'the clinic', a building which is of architectural merit and makes a positive contribution to the group of municipal buildings in this part of the conservation area. Listed building consent is needed to demolish the clinic, but should not be granted 2) Huge pressure on transport and parking ¿ I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Local transportation is already overcrowded.

Appendix 6 – Neighbour Consultation Responses

	<p>3) Lack of social housing - The proposal has zero affordable housing - this is appalling! The borough requests 40% of affordable housing in any new development. The back and forth on whether or not there will be social housing in the development has been a disappointment, and does not lend to positive feelings regarding the development proposal going forward.</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. In my 2 years in Crouch End, one surgery has closed and the remaining have seen a natural increase in wait times for appointments.</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?</p> <p>6) No plan for community use - 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? What will happen to the community festivals, art galleries, and various other community focused events that run out of the Town Hall?</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. The Town Hall is a local Art Deco landmark, and a grade II listed building. The sympathetic restoration of the a prime concern.</p> <p>8) Hotel? Apart-hotel? Crouch End, with its small town community feel, and distinct lack of major transport links (Tube), is not the best location for a hotel. Are there plans for the site should the hotel fail? Original plans called for and addition of a boutique hotel. Now we have a proposal has drastically changed, and includes temporary apart-hotel accomodation. What will become of those should the apart-hotel fail? Will they be sold off as further (unaffordable) flats? AirBnB stock?</p> <p>9) What will happen to the green? The green space of the Town Hall is currently a community meeting spot, the location of several</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>community events and faires, and importantly, belongs to the community. What will become of the green when it is taken over by the developer?</p> <p>Thank you for your consideration.</p>
26 3	<p>Sarah Montgomery 34 Oakfield Court Haslemere Road N8 9QY</p> <p>Objection to the proposal</p>	<p>The plan for Hornsey Town Hall as it stands in no way reflects the wishes Crouch Enders have for OUR building. The 6 and 7 story blocks of flats are totally out of keeping with this area and I understand that the promise of social housing has completely disappeared from the plans. Profits over people. We demanded an Arts Centre but all that is referred to is "community use" - not specific enough. As for the infrastructure for the new residents, hotel guests, etc. how will the bus services, doctors' surgeries, dentists and schools cope? And where will the small businesses currently working from the Town Hall and contributing to the community (culturally, economically and socially) end up? We need to see a detailed plan for the restoration work. And what about the square? Because of all the uncertainties surrounding this proposal and the mayhem it will create, I strongly object to the Planning Application. The Council has completely failed to listen to local people, their needs and aspirations for this building. They have gone ahead and "flogged our Town Hall" with no regard for the community that lives in the surrounding area. Not to mention their disregard for what this building could represent for North London, London as a whole and surrounding boroughs. How shortsighted can you get?!</p>
26 4	<p>Colleen Lawrence 25 Weston Park London N8 9SY</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability</p>

Appendix 6 – Neighbour Consultation Responses

		<p>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.</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?</p> <p>6) No plan for community use 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>8) Lack of privacy I am very concerned about the potential lack of privacy that the development will create. The main window in my flat looks onto the garden of no.25 Weston Park and I do not believe that even with the installation of trees to mask the development that they will be big enough to give me the privacy I have enjoyed during the thirty years I have resided in my flat.</p> <p>9) Lack of light I strongly believe the development will impinge on the amount of light I receive through the main window in my flat. I am not confident that the light survey that has been carried out is robust enough to give a correct assessment on the actual impact of the development.</p> <p>10) Impact of noise and vibrations through building works I am a retired senior citizen who spends a lot of time in the flat during the day. I am therefore extremely concerned about the impact the noise and vibrations resulting from building works will have on my daily quality of life.</p>
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Appendix 6 – Neighbour Consultation Responses

26 5	Joanna Mercer 33 Landrock Road London Objection to the proposal	I object to the maple tree on the public land outside the town hall being chopped down. We need trees because they make the town look nicer, provide cleaner air and make people happy. In fact the town hall makes people happy but the hotel will only make 1 or 2 people happy.
26 6	Peter Hanson 3 Elder Avenue London N8 9TE Objection to the proposal	<p>We would like to express our strongly held views that this plan for HTH is the worst possible. After having no assurances about the future, except as a hotel, several blocks of flats, a few offices and cafes. No one gains from this, not the local population, not even Haringey Council. The only benefits are to FEC. And we hear their profits and taxes are the subject of question.</p> <p>Height of Block A; up to 7-storey.</p> <p>This is far too tall. The surrounding roads are two storeys only (many with attic conversions). To build so much higher is an arrogant dismissal of the local architecture. Also, these monster buildings are to be squeezed in for maximum profit as close as possible to the existing buildings. This is already causing resentment.</p> <p>The number of units is an increase from the initial proposed 114 to 144 units. The resulting number of people in this small space could be high. What provisions in terms of budgets, amenities and services are in place to cater for this potential excessive rise in population density in this small space?</p> <p>How is the transport to be improved to cope with this? (in particular the already overcrowded W7 bus route) Parking spaces seem to be not nearly enough for the numbers of people involved. What about refuse lorries and fire engines?</p> <p>And of course there will be pollution from more traffic</p> <p>There will be 40 parking spaces for 144 units, which could potentially have 200 or more cars. There will also be traffic from visitors to the 67 hotel rooms. There will apparently be 25 car park spaces lost from the Haringey Park and Weston Park too which are already full with motorists constantly looking for available parking. What is going on here? Profit over common sense?</p> <p>This is a luxury housing development, this is NOT affordable housing and out of the 144 units, I hear there are none designated to social housing. (or possible only 4 designated social housing?) The limits and</p>

Appendix 6 – Neighbour Consultation Responses

		<p>numbers in this project keep changing, and it seems very difficult to actually keep up in order to find out what is going on.</p> <p>This lack of social housing is appalling, which in a Labour area, with a Labour council and Labour MP is astonishing. Typically investment developments such as this only serve one purpose to line the pockets of the rich investors abroad, and not the people who will come and live in the local community.</p> <p>Crouch End is a designated conservation area; http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/design-andconservation/conservation-areas This is from the Haringey website:</p> <p>In a conservation area, local authorities must take into account the need to preserve or enhance the Area's special character when deciding whether to grant planning permission.</p> <p>What is going on here? This build of a 7-storey block plus other units to make 144 flats, with approximately 500 people surely totally contravenes the preservation or enhancement of the character of the area. The presentation of materials and documentation were not accurate and therefore it is not possible to make a fully informed appraisal of the development. The information is piecemeal.</p> <p>All of this makes me feel there is an element of non-disclosure and omission of facts designed to confuse the public and misinform them. In fact I don't trust the development at all.</p>
26 7	<p>Rosie McDonald Flat 49, Oakfield Court Haslemere Road London N8 9QY</p> <p>Objection to the proposal</p>	<p>I object to this planning application for numerous reasons.</p> <ul style="list-style-type: none"> - The town hall is the hub of the area with many community events taking place, providing a meeting place for all members of Crouch End from different generations. The fact that this vital centre may be lost is a sad thought and a sad reflection of a society that values profit over community. - The pressure that it will put on public transport. Trying to get a bus is already an issue during commuting hours with the many buses that already run. How much worse will this get with 500 extra residents? - The fact that there is no affordable housing. I object to the lack of affordable/social housing in these plans, giving no help or thought to those who love living in the area but struggle with the high rent and have no possibility of taking any steps on the housing ladder. - There is not enough transparency around issues such as restoration plans. It feels like the residents who make Crouch End what it is have not had their feelings heard or taken into any consideration.

Appendix 6 – Neighbour Consultation Responses

26 8	Georgia Norton 6 Primezone Mews London N8 9JP Objection to the proposal	<p>Concerns and questions to address:</p> <p>a. SCALE: at 7-storeys this is completely out of keeping with local architecture and sets a worrying precedent. Houses are 4 floors around here. Half of Primezone mews will be overshadowed and overlooked - why were there no drawings available of what the impact will be on our street of 28 flats? What is the plan to accommodate all these additional residents at schools, doctors, transport links, as well as the strain on public services? It's cramming in the maximum amount of tenants for profit, irresponsibly and unfairly. What happened to affordable housing and community space?</p> <p>b. ECOLOGY & CONSERVATION: we can't find any documents reassuring us about the impact of digging an underground car park and destroying all the wooded area so close to the party wall. What will the impact be on parking in the local area? We believed this to be a conservation area and it's part of the appeal of why we live here and want to stay - and all take part in maintaining.</p> <p>c. TRANSPARENCY: incomplete documentation all favouring the developer's perspective, continual obfuscation of how to object, foreign investment disregarding community life, inadequate concern for conservation, preservation and environment... this is the saddest state of affairs. We can't help but be so suspicious about this process. Please listen to local people invested in this wonderful area.</p>
26 9	Sandra O'Reilly 38a Elm Grove Elm Grove Hornsey London N8 9AH Objection to the proposal	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these ȳ we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p>

Appendix 6 – Neighbour Consultation Responses

		<p>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.</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?</p> <p>6) No plan for community use 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 (whole) development. Are they the right custodians? Haringey must demand full assurances.</p>
27 0	<p>Robert Murray 177 Mountview Road Stroud Green London N44JT</p> <p>Objection to the proposal</p>	<p>I object to the proposal for the following reasons.</p> <p>The development that won the tender was originally much smaller than the one being proposed and we feel that 7 levels is far too large a scale relative to all other buildings in the vicinity. We also feel that the council is selling the land far too cheaply. Also any development especially originating from the sale of a council asset should includes a fair amount of affordable housing which this proposal does not seem to do. The red maple tree in the grassed area should be protected in any development that gains approval. It is unclear what public benefits will be realised by this proposal which should be a fundament goal when selling a public asset. There also does not appear to be enough provision for car parking in the development which will increase the overcrowding that already exists throughout the streets of crouchend.</p>
27 1	<p>P Martin Flat 13, St. Georges Lodge Muswell Hill London UK N10 3TE</p>	<p>The dwellings in Hornsey/crouch end/muswell hill are rising at an alarming rate. Is there any limit to the number of unaffordable flats being built in the area? The infrastructure cannot cope with the population now. What is needed are houses and amenities. Using the town hall area is a great missed opportunity and the council is not acting in a way that does not reflect the labour council I voted for</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	
27 2	<p>Catherine Bazell First Floor Flat, 51 Mount View Road N44SS</p> <p>Objection to the proposal</p>	<p>I object to the planning application on the following grounds:</p> <p>The information provided as to the restoration of the Town Hall in a sensitive way in order to maintain its character and for it to be no longer at risk is inadequate and has not answered questions posed by the local community.</p> <p>The green should remain for the sole use of the local community and community activities, and the trees maintained; The maple tree planted by Amnesty to commemorate the 50th anniversary of the Declaration of Human Rights should remain and not taken down as this is of great significance to the local community. The proposed seven storey structure is too high and overbearing, does not reflect the character of the local area and will adversely affect local residents.</p> <p>The lack of affordable housing does not meet the needs of the local community and only emphasises that the main aim of housing provision is to maximise the profits for the developers rather than provide adequate housing needs for the existing community.</p> <p>The local infrastructure, schools, Gp surgeries etc, will not support a development of this kind, particularly in terms of transport and parking. Residents in CEA parking zone already suffer great difficulty in parking outside the hours of 10am to 12pm and this will be exacerbated by the provision of inadequate parking for residents of the proposed hotel and 144 flats.</p> <p>The main wishes for development of the town hall in addition to its preservation and restoration was that it would provide for a thriving arts community centre. There has been no assurance that the current provision will be maintained, or that the businesses currently working there will be allowed to continue. A boutique hotel was not a business that the local community either needed or wanted and community fears that the hotel business will take priority over current access to both the Town Hall and the green have not been adequately answered. I hope the planning application will not be granted in its current form.</p>
27 3	<p>Caroline Prosser 149a</p>	<p>I object to the removal of the red maple tree, due to its age and presence as an attractive natural asset to a vital public area in Crouch End. I also oppose any restriction of public access and that of community groups to the hall. Public meeting spaces are invaluable and benefit the aesthetics and sense of</p>

Appendix 6 – Neighbour Consultation Responses

	Crouch Hill London Objection to the proposal	community and social cohesion in Crouch End.
27 4	El Reeve 68 Cecile Park Crouch End London Objection to the proposal	Part of this application includes the removal of a red maple tree in the square. It has been brought to my attention that this beautiful tree was donated by Amnesty as a celebration of the Declaration of Human Rights. Even if this wasn't the case, it is my strong view that the removal of this tree is completely unnecessary and short-sighted. I absolutely object. As a resident of Crouch End for the past 9 years, I am not comfortable with the rest of the application, but this adds insult to injury.
27 5	Qi An 15 Floyer Close Objection to the proposal	I work in this area and love the sense of small community the greens provide to locals, visitors and workers alike. I want to keep the green and the trees - they are the only ones left for workers to take a break in the fresh air outdoors and for families to gather. Thank you for your consideration. Keep the greens!
27 6	Richard Kent 76 Weston Park London N8 9TB Objection to the proposal	I oppose the current application on the following grounds: 1. Excessive height, which will dominate the surrounding areas (which include a Conservation Area). 2. Insufficient number of additional car parking spaces for residents and visitors, increasing pressure on already crowded streets. 2. Insufficient provision of affordable housing within the development.
27 7	Sophie Flat 8 Chancellors Lofts	Please do not chop down the beautiful red maple leaf tree on the grounds of the current town hall.

Appendix 6 – Neighbour Consultation Responses

	35-39 The Broadway Crouch End London N88DT Objection to the proposal	
27 8	Diana Rodriguez Nieto 11a Topsfield Parade, Tottenham Lane London N8 8PP Objection to the proposal	<p>I have been living in Crouch end for over 2 years now.</p> <p>I really like the sense of small but engaged community you get when you are a resident here.</p> <p>I though that it was odd it only had one very small greenish patch in the heart of it, with London being so green and all, but we were happy that, at least we had that.</p> <p>I believe Crouch end does not need a hotel and all the disadvantages that come with one, especially now that, just under a year ago, 2 massive hotels opened their doors in Archway, which is a journey of 5 minutes on the bus.</p> <p>I am not acquainted to preffessional plans and blue prints so, unfortunately, I do not understand them very well.</p> <p>What is actually going to happen to our library? I believe it is important that the documents are accessible, not as in available, but as in understandable to someone that doesn't necessarily know how they work and the vocabulary they use. I think it makes sense, not all of us are planners or engineers or architects, but we do have a say, after all, it is where we live, where we spend most of our time, it is HOME.</p> <p>When people plan these things they do it by crunching numbers and looking at papers. But, guess what, we are not numbers, we have names, we have lives, we have problems, memories and feelings.</p> <p>I personally could not care less what good they think that is going to do to our home. Good and bad are relative.</p> <p>I do not think congesting the street with more traffic and getting rid of our green so that people that will sped money can stay there is good. That is what central London is for.</p> <p>We like our vibrant but quiet lifestyle, our community and, to be totally honest with you, I think we all know there is enough spending going around in Crouch End as it is, we do not need a massive hotel that will flod</p>

Appendix 6 – Neighbour Consultation Responses

		<p>our tiny streets.</p> <p>But most important of all, the government is the muscle of the people, and the people are the voice. We only get one world and one life, it might not be much, but it is our life, MY life, and I like it the way it is, and I do not want anyone taking that away from me because, at the end of the day, home is all I have.</p> <p>I will go to leicester Square when I feel like being surrounded by a buzz of people.</p> <p>I object to this project.</p> <p>Thank you for taking the time to read what is important to me on a dily basis.</p> <p>Crouch end is wonderful,please, don't mess it up like everyone does with everywhere.</p>
27 9	<p>Alex James 32 Weston Park Crouch end N8 9TJ</p> <p>Objection to the proposal</p>	<p>My wife and I are very disappointed that such an oversize development is happening so close to our house. The local roads and parking aren't equipped to handle the building project. Our house already shakes every time a lorry drives passed.</p> <p>The road will become a corridor for residence increasing traffic issues and parking congestion.</p> <p>A far smaller development would be more in-keeping with the village style of the area.</p>
28 0	<p>Mariana Bayley 69 Park Avenue South London N8 8LX</p> <p>Objection to the proposal</p>	<p>I am writing to put forward my concerns about the proposed development plans for Hornsey Town Hall and its surroundings. I would like the planning officers to note my objections:</p> <p>Plans for community use?</p> <p>The Arts Centre within the Town Hall enjoys being a focal point of activity in our community. I feel very proud of being able to promote all that is on offer there. I'd like to give you a flavour of a typical week that I and others in our Crouch End community enjoy at the Town Hall. Hornsey Dance is a thriving dance school not just for young people but often much neglected 'folk of a certain age' who love dance in its various forms and enjoy contemporary and tap dance there. Having a drink in the Town Hall cafe is a regular perk after a class. We often go along to the silent disco on a Saturday, not just aimed at young people, but inclusive of older folk and adolescents, again often a neglected group with nowhere to go on a Saturday night that's safe and trouble-free. The sprung dance floor in the main hall is a fantastic asset for us all to enjoy. A couple of times a year our local choir invites the community to attend concerts in the amazing main hall and we often sing outside the mayor's office - the acoustics there are amazing - or under the tree on the Green outside. With a bit of time on our hands we'll pop in to the art Gallery to check out a</p>

Appendix 6 – Neighbour Consultation Responses

		<p>local artist's work.</p> <p>You can see that not only is the Town Hall thriving with various arts activities but it is most importantly a hub of social and community activity. People have great opportunities both to try new activities or to carry on doing what they love and to meet and share these activities with others. The Town Hall community hub is vital in helping to glue together the social fabric of our community and create a socially inclusive and cohesive community.</p> <p>The questions I would like to ask specifically are what funding and management plans have been set up to support a currently 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? I feel strongly that the use of this property for community arts should not change and be guaranteed.</p> <p>Where is the social housing?</p> <p>We need social housing to be included in the proposed development plans to keep and help build a mixed and socially inclusive healthy community. I would like the developer's Viability Report to include the recommended 40% of social housing and ensure that the Report can be openly scrutinised.</p> <p>A backdrop 7 stories high?</p> <p>Having had the benefit of seeing an architect's impression of how the proposed 7 storey buildings will look in the centre of Crouch End, I am shocked at how the proposed development would become such a dominant and overshadowing backdrop for the surrounding heritage buildings and Green. Most of the buildings in the vicinity of the Town Hall are at the most 3 storeys high and the area is under Conservation so any new buildings would need to be in keeping with Crouch End as it is known and loved. I would like assurances that the design of the development will stay in keeping with the surrounding buildings.</p> <p>Finally, I would like to see detailed plans of the developer's proposals for restoring the Town Hall as I understand that we do not have a programme for the restoration work. I would like to have confidence and trust in the developer to restore the Town Hall sensitively and appropriately and I ask that Haringey demands full assurances that a detailed programme will be provided.</p>
28 1	Andy Frazer Flat 10 Granville	<p>We need the area around the Town Hall kept as a public free space. It is the heart of Crouch End and should not be run for profit with security guards turfing people out. The space attracts people into</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Court Granville Road London N4 4EP</p> <p>Objection to the proposal</p>	<p>Crouch End, thereby helping all the local businesses.</p> <p>As for the building development itself it is incredible that there is no affordable housing offered with London being in its current housing crisis. Also extraordinary that a local council which supposedly only exists to help its residents seems to be nothing to address the knock-ons of congestion, demand for doctors, buses, etc.</p>
28 2	<p>Richard Harrison & Georgia Moseley 29b Elder Avenue Crouch End London N8 8PS</p> <p>Objection to the proposal</p>	<p>Following the planning submission for the above site, we are writing to ask you to take into account the following comments and refuse permission.</p> <ol style="list-style-type: none"> 1. Scale of Proposed New Development and Impact on Surrounding Area The proposed development would visually dominate the area around the Town Hall, permanently altering for the worse the skyline in the centre of Crouch End. 2. Pressure on public transport The proposed development of 146 new flats would greatly increase rush hour strain on local bus services which are already overstretched. We do not believe that there is the capacity on the buses to accommodate the hundreds of new residents who would live in the new development. 3. Lack of social housing The proposal includes no affordable housing even though the borough requests 40% of affordable housing in any new development. 4. Insufficient schools Haringey has no plans to increase the numbers of school places in the area that serves the development. Local schools are already oversubscribed, with catchment areas shrinking year on year. The proposed development will increase demand for local school places making it harder for local children to attend a school in the community where they live. 5. No plan for community use 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?

Appendix 6 – Neighbour Consultation Responses

		<p>6. No detailed restoration plans</p> <p>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>
28 3	<p>Sandra Clark 2 Lynton Road N8 8SL</p> <p>Objection to the proposal</p>	<p>I object to the application because the height of the proposed new buildings will adversely affect the appearance of the surrounding area, there are insufficient parking spaces allocated for the number of dwellings which will involve more onstreet parking in an already congested area, and the green space in front of the town hall will not be improved. In particular, I object very strongly to the cutting down of the red maple tree, which is both beautiful and uncommon, also an important local memorial planted by Amnesty International.</p>
28 4	<p>Colin Gleeson 52 Oakfield Court Haslemere Road Crouch End London N8 9QY</p> <p>Objection to the proposal</p>	<p>I strongly object to this planning application and urge you in the strongest possible way to reject it rather than pass with conditions.</p> <p>My reasons are:</p> <p>1. The applicant is not fit and proper to pursue this development. The planning application is vague and inaccurate. Pictures and drawings are presented to camouflage the true bulk of the development and measurements made by residents of surrounding areas show that the development is designed to maximise the profitability of the development with no regard for the character of the listed HTH or neighbours nor for the residents of the development itself. The application incorrectly states the development is mainly 3/4 stories high which is just not true. This lack of basic character and honesty in the submission should exclude the developer from permission to proceed.</p> <p>2. The character of this development is significantly different to previous permissions being much larger and more intrusive both higher (7 stories) and bulkier with virtually all of the space in the development used to shoehorn flats into the space. The density of the development is significantly higher than prior permissions and is higher than city density guidelines. The applicant has included the Town Hall square in the calculation of density. This is not accepted practice. The corrected density of the development is 187 units per hectare. London Plan Policy 3.4 states that the density of an urban area with a PTAL rating of 2-3 (public transport accessibility level, HTH has a PTAL rating of 2-3) should be no higher than 170 units/ha, and 'Development proposals which compromise this policy should be resisted. As a result I believe the earlier permissions should not be considered with respect to this development.</p> <p>3. Hornsey Town Hall is a building of international importance. It is just not true (as alleged by the</p>

Appendix 6 – Neighbour Consultation Responses

		<p>developer) that it is only of local interest. It is a rare example of modernist architecture in Britain deriving as it does from Dudok's modernist work in the Netherlands. The interior and exterior are an extraordinary example of that architecture built in the 1930s with the highest quality craftsmanship and despite some decay is largely intact. This is a special building and there are few like it anywhere in the world. This raises 2 issues:</p> <p>a. The developer does not have a detailed plan for how it will restore this building. Its estimates are vague and unsubstantiated. This raises the real risk that the developer will perform a poor or 'on the cheap' restoration and/or will damage the interior of the building in order to maximise its 'useability' as an apart-hotel. Permission cannot be granted to this developer without detailed plans for restoration are forthcoming. This would be a gross dereliction of duty. In addition the restoration should be completed before any flats are built.</p> <p>b. Secondly, this development as currently constituted will loom over both the listed HTH and public library (blocks A & B specifically) and fundamentally change the character of both. HTH is an iconic building and should not be overlooked by flats to feed the bottom line of the developer. Walk around Crouch End and look at the number of postcards, mugs, prints for sale that demonstrate the visual importance of the building for Crouch End and its residents. A recent application (post-dating the 2010 permission for the Town Hall) to add a storey to what is now the Waterstone's block was rejected precisely because the extra storey would detract from the nature of the conservation area and views of Crouch End and this was a far less intrusive development than this proposed one.</p> <p>4. The green has, in my view, unnecessarily been incorporated into the development. This is an important public space in Crouch End. For too long in Britain public spaces have been unconditionally handed to developers who then use them in their interest excluding local residents from the benefit of their use. For example, London City Hall sits on land owned by the Emir of Kuwait who does not allow journalists to work in the space. That is a disgrace in a proud old democracy that cares about the rights of its citizens. In Crouch End, the square has been used for democratic protest and for a wide range of community events including fairs and festivals. These bind our community together and allow us to interact with each other in ways that are important to maintaining cohesion and understanding in these difficult times. I was personally struck by a film screening one night at this year's Crouch End festival where members of the community young and old from 3 years to 80 of every background were together sharing an experience. We will lose this if this development goes ahead and it would be a travesty to allow that. The developer's intention for the green is not clear, it is vague and one must assume given their clear intent to maximise profits at the expense of all else that they will apply the same principle to the green. Indeed</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>they argue the green should be an ‘amenity space’ for annex residents so they can avoid providing outdoor space for them. I urge you not to let this happen. Do not throw away our community in this way.</p> <p>5. The design of the new buildings are monolithic in character, of poor quality, and are completely out of character with the surrounding area. It is entirely possible to build a lower density and higher quality development which is sympathetic to the area and the important buildings next to the development. This is not what the developer has chosen to do and it is unacceptable and an important indicator of their intent and character.</p> <p>6. Block A is built too close to the boundary of the site causing overlooking to Primezone Mews, Haringey Park and Weston Park. The new Mews block is immediately on the boundary of properties in Weston Park which will result in the loss of daylight and sunlight on properties adjoining the development, both within the houses and in their private amenity space, in particular the gardens and backs of Weston Park and Primezone Mews. Further modelling should be provided showing the overshadowing effects throughout the day and the year.</p> <p>7. The developer has chosen to incorporate a small number of parking spaces in the property in order to maximise the number of flats it can build. This will result in a large number of cars seeking parking space in already overcrowded surrounding streets. Public transport infrastructure (W7) to take people to Finsbury Park and onwards to London is already strained with long queues each day for the bus stretching down the street. This will get worse as a result and the developer is imposing these external costs on existing residents to maximise its own private profits. The proposed shuttle bus is vague and I do not consider it is likely to materialise or deal with the wider traffic, private and public transport consequences of the development. In any case it is unlikely to materialise.</p> <p>8. There are rules on change of use for non-designated employment land and floorspace, requiring the applicant to demonstrate that the site is no longer suitable or viable for the existing use. Hornsey Town Hall is demonstrably both suitable and viable for its existing use. Crouch End is already short of office space. Change of use from office to residential is now assumed to have permission, but not in the special case of a listed building. This proposed change of use should not be permitted.</p> <p>9. The development has zero affordable housing units. At a time when it is a priority for our city and Mayor to deliver affordable housing and our MP has spoken out on this it is unconscionable to permit any development in Haringey without meaningful affordable housing. It will not be good enough to add a few units to tick a box. This development should be smaller and with a meaningful contribution to our</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>community need for affordable housing.</p> <p>10. There are c. 75 small businesses operating in the Town Hall employing c. 130 people. The developers plans to create 'hotdesks' are clearly not going to enable those businesses to continue to operate and contribute to the community. There are no credible plans to offer them a genuine alternative to their current space. They are being effectively kicked out, and for what? So the developer can maximise its profits. Haringey's own development management policies (DM40) highlight the need to retain existing workspaces.</p> <p>11. There is no language in the planning application that refers to the arts. There is therefore no way to compel the developer to provide arts space in future. One has to ask what Crouch End is getting out of this development. It is clear what the developer is getting and what we are losing but where is the benefit? The sympathetic restoration of the Town Hall in a way that benefits the community is definitely not what is happening here.</p> <p>12. It is clear from the open letter than councillors sent to FEC after the planning application that they did not conduct due diligence on the developer nor did they insist on protections before they assigned HTH to the developer and they appear to be surprised by the nature of the application, this is a shocking outcome for residents who expect Councillors to act competently in the interest of the community. Residents (including me) told individual councillors that the developers would try to maximise profits and had no interest in the consequences for the community, they have no stake in it. Councillors did not listen and we are now where we are as a result. This much be stopped now before we irreparably damage HTH and Crouch End.</p>
28 5	<p>Adrian Essex 7 Fairfield Road, Crouch End, London, N8 9HG</p> <p>Objection to the proposal</p>	<p>Dear planningcustomer@haringey.gov.uk</p> <p>I am submitting this objection to the proposals for the Town Hall in accordance with the guidance on the Haringey website. I have chosen the email route.</p> <p>My name is Adrian Essex</p> <p>My address is: 7 Fairfield Road , Crouch End, London, N8 9HG</p> <p>Please find below my objection to the suite of planning applications currently under consideration for Hornsey Town Hall under references HGY/2017/2220 HGY/2017/2221 and HGY/2017/2222.</p> <p>I am sending this objection as an email because it contains links to the documents to which I refer, and images which form part of</p>

Appendix 6 – Neighbour Consultation Responses

		<p>the objection.</p> <p>I have based my objection on the Designing Buildings Wiki which contains a list of headings of objections that are generally valid.</p> <p>Based on this objection I would ask you please to reject the application.</p> <p>Please note that this is an objection. These are not comments.</p> <ol style="list-style-type: none"> 1. Table of Contents 2. The proposed development is contrary to national, regional or local planning policy, government circulars, orders or statutory instruments. 3. The proposed development is not in keeping with the stylistic context or scale of the local area. 4. The proposed development will have a negative impact on the amenity of another property, through noise, overlooking, overshadowing, smells, light pollution, loss of daylight, loss of privacy, dust, vibration or late night activities. 5. The proposed use is not compatible with existing uses, for example an industrial use in a residential area. 6. The development may cause traffic problems such as traffic generation, access or safety problems. 7. The proposal reduces the amount car parking available or provides insufficient parking space itself. 8. There is a history of rejecting similar developments in the area. 9. Approval would create a precedent meaning that it would be difficult to object to similar proposals. 10. Local infrastructure is not adequate to service the proposed development. 11. The proposal is a piecemeal development that would prevent proper development of the area. - not applicable 12. The proposal will have an economic impact, such as impacting on tourism or on small businesses. 13. The proposal will have environmental health impacts such as the use of hazardous materials or ground contamination. - I have found no evidence of this in the application. 14. The proposed development will impact on listed buildings or a conservation area. 15. The layout and density of the proposed development is inappropriate. 16. The proposal is an inappropriate development within a green belt. - Not applicable 2 17. Proposed advertising creates visual clutter. 18. The proposed development includes insufficient landscaping. 19. The proposed development will demolish or adversely affect an ancient monument or site of cultural or architectural value. 20. The proposed development will damage the natural environment or will result in significant loss of trees or the loss of trees for which tree protection orders are in place. 21. The cumulative impact of the development when considered alongside other development will have
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Appendix 6 – Neighbour Consultation Responses

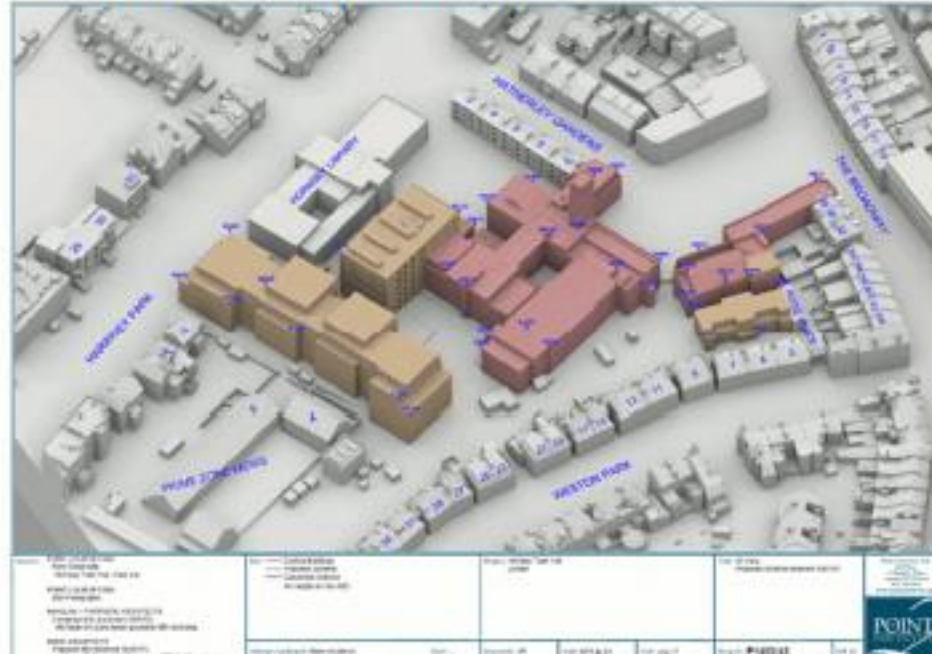
		<p>an adverse impact on the area.</p> <p>22. There is inadequate access for people with disabilities.</p> <p>23. Archaeological issues.</p> <p>24. The type of housing proposed will not satisfy local housing needs.</p> <p>The proposed development is contrary to national, regional or local planning policy, government circulars, orders or statutory instruments.</p> <p>Please see throughout the text for instances where the proposals contravene policy, which include:</p> <p>The Crouch End Conservation Area Character Appraisal</p> <p>Haringey's Economic Growth Strategy</p> <p>Policy DM40 of the local plan</p> <p>Policy SP8</p> <p>The London Plan</p> <p>Government guidance on conserving and protecting the Historic Environment.</p> <p>National Planning Policy Framework - paragraphs 6-10 , Core Planning Principles paragraph 17 , and paragraphs 126-141.</p> <p>The proposed development is not in keeping with the stylistic context or scale of the local area.</p> <p>I wish to object to the Hornsey Town Hall planning application ref HGY/2017/2220 on the grounds that the proposed tower blocks are out of character with the area. It is proposed that in the car park behind the Town Hall there be two tower blocks, and that in the mews there be a further block of residential accommodation. The two tower blocks are to be of 6 and 7 storeys. This is inappropriate for the conservation area which Haringey's own assessment states to be of primarily two storey terraces.</p> <p>The tower blocks will dominate the views of both the Town Hall and the Library, which is inappropriate for listed buildings, as it fundamentally alters the context into which the architect set them.</p> <p>Haringey's own planning department (ref HGY/2013/1282) took this view in respect of a much smaller addition to a nearby building, 2-4 The Broadway N8 9SN, which now houses Waterstone's, 3</p> <p>where permission was refused in part on the grounds that</p> <p>"The proposed roof extension, by reason of its size, scale and prominent location, would be out of keeping with the design and character of the existing building, and would have adverse effect on the appearance of the property and the visual amenity of the conservation area as a whole."</p> <p>There are no other buildings in the conservation area of 5 storeys or higher. Granting permission for these might create an unwelcome precedent and lasting changes to</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>“...an almost village like development nestling in the bowl between the hills rising in the north to Muswell Hill and Alexandra Palace.” Crouch End Conservation Area Appraisal</p> <p>Please reject the planning application HGY/2017/2220 on the grounds that it would be out of keeping with the design and character of the nearby listed buildings, and would have an adverse effect on the visual amenity of the conservation area as a whole</p> <p>The proposed development will have a negative impact on the amenity of another property, through noise, overlooking, overshadowing, smells, light pollution, loss of daylight, loss of privacy, dust, vibration or late night activities.</p> <p>I wish to object to the Hornsey Town Hall planning application ref HGY/2017/2220 on the grounds that the proposed tower blocks will affect the amenity of neighbouring houses, that they will reduce the amount of sunlight and that neighbours will be over looked.</p> <p>Notwithstanding any pre-existing permissions the scale and height of the proposed new blocks is greater than those previously granted permission. There was considerable opposition to the height of the blocks at that time, and the permission granted was exceptional. On that occasion Haringey was granting permission to itself. The blocks are set to be built closer to the site boundaries, there fore much closer to the neighbouring buildings than in the previous permission. This can clearly be seen in the attached file (a .gif file where alternating images are displayed). The two images that make up this illustration are taken from MAKE's files as supplied to support the application. It can be seen that the 2017 application, shown in beige) requires much taller blocks than the 2010/2013 permission (shown in lilac) and that these blocks are set much closer to neighbours in Haringey Park, Weston Park and Primezone Mews. This causes problems of over shadowing, over looking and loss of amenity due to the proximity of the proposed buildings.</p> <p>While the applicant has produced studies designed to show that the loss of amenity, the overlooking and the loss of daylight in neighbouring gardens and houses is acceptable, these calculations are based on flawed figures in the 2010 application.</p> <p>4</p> <p>Please reject the application for these reasons.</p>
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Appendix 6 – Neighbour Consultation Responses

Please reject the application for these reasons.



The proposed use is not compatible with existing uses, for example an industrial use in a residential area.

Broadly speaking the mixed use proposed is acceptable with the exception of the hotel. This is locally unpopular; it is on the very edge of acceptability in transport terms (the site only achieves PTAL 2/3); it will displace a very considerable amount of local employment (c 75 companies and 130 employees)

The development may cause traffic problems such as traffic generation, access or safety problems.

The applicant has provided a transport assessment, a travel plan and a plan for deliveries and servicing. These are very poor documents which make very fundamental errors. Several of the tables in the transport assessment assume that travellers based in Crouch End can use the underground station at Finsbury Park without first using some other form of transport. They cite Crouch Hill as a useful station, though the majority of departures from Crouch End will be to the south (City and West End) while trains from Crouch Hill run largely East-West. There is mention of a shuttle bus, though how it will operate is not clear, nor

Appendix 6 – Neighbour Consultation Responses

		<p>where it will pick up and drop off. There is talk of a taxi rank, though not where it might be. Transport for London has submitted a response to the application indicating problems and seeking financial help to address them.</p> <p>The travel plan is little more than a set of pious hopes, anticipating that if you explain a problem to potential travellers they will help to solve it.</p> <p>The 15 pages of text relating to Deliveries and Servicing describe a wholly inadequate situation. A total of sixty one 1,100 litre Eurobins are mentioned, excluding waste from cafes etc. These would make an 80m train (almost the length of block A) to be moved manually up from the lower ground floor to an undefined area for regular collection and emptying. Forty three service and refuse</p> <p>5</p> <p>vehicles requiring access to the site per day are referred to, (the schedule shows 54) with a service yard that only accommodates one large vehicle at a time! Taking the lower number of forty three, this equates to seven trucks per workable hour (or ten p.hr in the more limited hours of Saturday) and the report suggests that the management system will synchronise them by phone! What happens to fire engines and ambulances that need manoeuvring space and access to every part, when say a pantehnicon occupies the sole loading bay?</p> <p>Given that the travel and transport arrangements are so poorly assessed this application should be rejected</p> <p>The proposal reduces the amount car parking available or provides insufficient parking space itself.</p> <p>The amount of car parking space is dramatically reduced. the development takes place on two car parks, one of which currently serves the library, and another which is often full of service vehicles supporting activities in the Town Hall.</p> <p>The proposal provides a very limited number of parking spaces, and further proposes to ensure that residents</p> <p>of the new premises will not be granted permits for controlled parking zones. Either this will lead to the circumvention of the proposed restrictions with resultant increased parking in an already crowded location, or additional pressure on the public transport.</p> <p>There is a history of rejecting similar developments in the area.</p> <ul style="list-style-type: none"> • Haringey's own planning department (ref HGY/2013/1282) took this view in respect of a much smaller addition to a nearby building, 2-4 The Broadway N8 9SN, which now houses Waterstone's, where permission was refused in part on the grounds that <p>"The proposed roof extension, by reason of its size, scale and prominent location, would be out of keeping with the design and character of the existing building, and would have adverse effect on the appearance of the property and the visual amenity of the conservation area as a whole."</p> <p>Pre- planning advice on 2 similar schemes (PRE/2016/0121) produced the following from</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>Haringey's planning department "However, turning to the schemes which were actually presented at the pre-application meeting, these proposals would be unacceptable and [substantive reasons were given]"</p> <p>Approval would create a precedent meaning that it would be difficult to object to similar proposals.</p> <p>I know of no permissions granted to allow any blocks of 5 storeys or more within the Crouch End conservation area, except the consented scheme on the Town Hall site. This scheme was robustly justified on the grounds that it was an enabling development, to allow the restoration of the Town Hall. To permit a taller development now when the authority is of the opinion "that the consented scheme does maximise the development capacity of the site" would be to set an unacceptable precedent.</p> <p>Local infrastructure is not adequate to service the proposed development.</p> <p>This question is not adequately addressed in the generally inadequate Transport Assessment. This document includes a simple tick list to demonstrate that there is a school / GP within a specified distance of the proposed development. No attempt is made to assess what capacity there is in these facilities to accommodate the c500 new residents, plus hotel guests within these facilities. Such an assessment should be</p> <p>6</p> <p>carried out. All the anecdotal evidence suggests that both schools and GPs are at their limits of subscription.</p> <p>All service vehicles to and from the development will be via an access road from Haringey Park, terminating in a loading bay which can hold a single vehicle. The London Fire and Emergency Service has explicitly stated that the arrangements as proposed are not satisfactory</p> <p>Some Community Infrastructure Levy will arise from the proposed development, which appears to be in the order of £4m. The calculation does not seem to have been finalised. Haringey has a statutory duty to publish</p> <p>a 123 list, which today reads</p> <p>2014/15-2018/19 Reg 123 Projects</p> <p>Lordship Lane Recreation Ground improvements</p> <p>Down Lane Park improvements</p> <p>Bruce Castle Park improvements</p> <p>4 Improved Greenway cycle & pedestrian routes</p> <p>Alexandra Primary School Expansion</p> <p>Welbourne Primary School Expansion</p> <p>Bounds Green Primary School extension</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>None of these is in Crouch End. In theory some 15% of CIL should be spent locally, but there is no guarantee of this, in the light of Haringey's continuing need to focus on the East of the borough. The proposal is a piecemeal development that would prevent proper development of the area. - not applicable</p> <p>The proposal will have an economic impact, such as impacting on tourism or on small businesses.</p> <p>It is proposed that the part of the building currently given over to office use (B1 use) be converted to a hotel (C1) use. The effect of this will be to displace some 75 businesses and their 130 employees from their place of work. This is inconsistent with policies of the Mayor of London and Haringey. In the words of Councillor Joe Goldberg, Cabinet Member for Economic Development, Social Inclusion and Sustainability, in the foreword to Haringey's Economic Growth Strategy " We have been seen as a dormitory borough with insufficient focus on local job creation." To evict successful businesses and replace them with places where people sleep would run directly counter to Cllr Goldberg's ambitions . The strategy also contains the exhortation to create a more dynamic borough, by which it means (inter alia) - "The profile of Haringeybased jobs changes so that retail and public sector employment are less dominant, and there is a better range of jobs, including a greater proportion of jobs in more highly skilled sectors, such as sustainable technology, digital design and skilled/craft manufacturing". The proposal as it stands would do precisely the opposite, replacing highly skilled professional and technical workers with catering and hotel staff.</p> <p>The application requests material change of use across significant areas of the Town Hall (principally the East Wing and Link Block) from B1 business use to C1 hotel use.</p> <p>1. Policy DM40 of the Local Plan stipulates conditions for the granting of change of use of nondesignated employment land and floorspace, requiring the applicant to demonstrate that the site is no longer suitable or viable for the existing use. The policy clearly sets out the requirement for clear and robust evidence of an open and recent campaign to market the site covering a minimum continuous period of three years (also explanatory para 6.27). Though a mixed use development is</p> <p>7</p> <p>planned which includes community infrastructure, the policy requirements are not met in this application as no evidence for redundancy is presented.</p> <p>2. The present use of the East Wing and Link Block is reported to include 70+ small businesses with a waiting list for work spaces. This appears to demonstrate that B1 use is in fact viable with a strong level of demand. Accordingly therefore we would expect a very strong presentation from the applicant to establish that the site is no longer suitable as per existing use class. (Note: Policy SP8 and the London Plan seek to require consideration and support for the type of small business and open workspaces currently housed in the building).</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>3. The figures contained in the applicant's Viability Assessment include presentation of the costs and revenue from both hotel and office use. An evaluation of business type use and a comparison between hotel and office use are therefore possible and confirm that continued B1 use is entirely viable under current market conditions (*see footnote).</p> <p>4. HTH is a listed building. Policy and good practice, as set out by Historic England, the NPPF, the London Plan, and Haringey's Local Plan (DM9) require that when new uses are found for historic assets that they provide for a viable and sustainable use going forward and that impact on the significance of the asset is limited. Changes of use are supported should the original or current use be declared non-viable. The change of use is not however evidenced.</p> <p>5. In conclusion, although the proposed siting of a hotel within HTH is not an objectionable use of the building and appears to meet the requirements for a listed building, the case for change of use has not been proven. Business type use appears equally viable. Furthermore the large scale conversion of areas of the building to hotel guestrooms is not without risk (unlike simply fitting out the spaces for the current use). If the hotel fails to provide a long term future for the building, we are left with a white elephant.</p> <p>Consequently,</p> <p>(a) without a clear demonstration or evidence of the need for a change of use, and,</p> <p>(b) with a presentation of figures by the applicant which appears to confirm that the existing use is viable,</p> <p>– a change of use to C1 should be refused.</p> <p>(*Footnote:</p> <p>Figures on office use and the comparison of value between office use and hotel use, as presented by the applicant in the Viability Assessment:</p> <p>The applicant proposes a capitalised value for the hotel of £15,243,617</p> <p>The capitalised value of office use for the same space would be £10,446,600</p> <p>(estimated net internal area of the hotel at 23,000 sqft and a figure of £30/sqft for office use, capitalised at 6.50%)</p> <p>= shortfall of £4.8m</p> <p>The cost of construction of a hotel above and beyond that of simply providing a basic refurbishment appears to be in the order of £12.7m (by comparing construction costs in the benchmarking exercise).</p> <p>The cost of shell and core refurbishment to office spaces in the East Wing is unlikely to be more than £2m.</p> <p>= uplift of £10.7m</p> <p>Therefore providing office space instead of hotel gives -</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>Cost saving of £10.7m minus revenue loss of £4.8m = increased profitability of £5.9m</p> <p>8</p> <p>In conclusion the applicant's own Viability Report appears to establish that the value of providing office space on the site is actually greater than that of a hotel.)</p> <p>This loss of employment space in Crouch End is an increasing problem, other developments include:</p> <ul style="list-style-type: none"> • The Kwik Fit site currently under consideration from which a thriving car repair business with an apprentice scheme will probably be evicted • The former petrol filling station and car wash site adjacent to the Arthouse which is now under construction as a block of flats, which in turn seems to have stalled • Offices in Edison Road which are now dwellings • The Lynton Road site, currently a thriving business park, scheduled as a mixed use development. <p>The proposal will have environmental health impacts such as the use of hazardous materials or ground contamination. - I have found no evidence of this in the application.</p> <p>The proposed development will impact on listed buildings or a conservation area.</p> <p>Please reject the Hornsey Town Hall planning application ref HGY/2017/2220 on the grounds that the changes that are being proposed will detract from the setting of an important complex of listed buildings , thereby diminishing the standing of both buildings, and removing the opportunity for future improvements.</p> <p>Government guidance - Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in paragraphs 6-10. The appropriate conservation of heritage assets forms one of the 'Core Planning Principles' (paragraph 17 bullet 10) that underpin the planning system. This is expanded upon principally in paragraphs 126-141 but policies giving effect to this objective appear elsewhere in the National Planning Policy Framework.</p> <p>Hornsey Town Hall (grade II*) and Hornsey Library (Grade II) together form a complex of special architectural interest in the very centre of Crouch End. It is a site which is capable of improvement, to show off better these two buildings, but as it stands is nevertheless an interesting campus.</p> <p>The proposed buildings will reduce our ability to enjoy these gems.</p> <ol style="list-style-type: none"> 1) Filling in the spaces between them will remove the opportunity to circulate between the buildings 2) views of the buildings are already limited. The proposed buildings will limit views still further, especially at close range 3) the proposed buildings are unexceptional 21st century blocks which do not add to the
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Appendix 6 – Neighbour Consultation Responses

		<p>architectural merit of the site</p> <p>9</p> <p>4) the proposed buildings are sited in a conservation area, but can not be considered of sufficient merit to make a positive contribution to it</p> <p>5) In order to build the new blocks it is necessary to demolish 'the clinic', a building which is of architectural merit and makes a positive contribution to the group of municipal buildings in this part of the conservation area. Listed building consent is needed to demolish the clinic, but should not be granted. Paragraph 9 of the guidance specifically states</p> <p>" Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including [] replacing poor design with better design []"</p> <p>It cannot be argued that demolishing the clinic achieves this.</p> <p>6. I would refer you to the images submitted in support of an objection by Stephen Richter which attempt to show the true visual impact of the proposed buildings on the context of the TownHall / Library complex, and on the conservation area. This contrasts with the images submitted by the applicant which do not show the full scale of the visual impact, as they have chosen to leave in place in their illustrations large mature trees which will be felled in the course of construction. They have also chosen to illustrate the views when trees are in full leaf, which tends to conceal the full visual impact for much of the year. Many of the 'verified views' have been consciously chosen to be from vantage points from where one cannot anyway see the Town Hall. This is silly and this exercise should be re-run before permission is even considered</p> <p>7. Verified views. In the Design and Access statement part 10 the applicant purports to demonstrate that the proposed development will not detract from the context of the listed buildings. The views have largely been chosen to obscure the true effect of the development.</p> <p>1. View 1 has been selected so that the Town Hall is obscured by trees in full leaf and offers no useful information.</p> <p>2. View 2 has been chosen from a vantage point close to the library so that little can be seen of any of the proposed development. This view also contains trees in full leaf further to obscure the view. Stephen Richter has supplied views which suggest that the red dotted lines in View 2 underestimate the true effect. One of the sets of dotted lines is drawn through a pair of trees which will be removed,</p> <p>3. View 3 does begin to give some indication of the overbearing nature of the development , the canyon-like gap between the new buildings, and the overall effect on the conservation area.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>4. It beggars belief that View 4 (A and B) be offered as serious evidence in relation to this application. Please see alternative views of the Town Hall from Alexandra Park elsewhere in this submission</p> <p>5. View 5 appears not to be a view of the Town Hall</p> <p>6. View 6 also chooses trees in full leaf to obscure what the effect might be</p> <p>7. View 7 seems to have been omitted</p> <p>8. View 8 might do quite nicely in a travelogue for Crouch End, but tells us nothing of the proposed development.</p> <p>8) I would also offer images of the Town Hall taken from Alexandra Park. These show very clearly the tower in splendid isolation. At night it stands out like a beacon, having been floodlit by the</p> <p>10</p> <p>current operators of the building. By day it stands against the backdrop of St Paul's Cathedral. Both of these important views would be diminished by the presence of tower blocks.</p>
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Appendix 6 – Neighbour Consultation Responses



The layout and density of the proposed development is inappropriate.

The developers have included the Town Hall Square as part of the site area when calculating density, thereby increasing the available site area and thus reducing the actual density. The square should not be included in the overall site area for this calculation; it is a public space, dedicated to Community

Appendix 6 – Neighbour Consultation Responses

28 6	John and Ursula Murray 37 Landrock Road Crouch End London N8 9HR Objection to the proposal	<p>We wrote on 25/09/17 asking you to refuse planning permission to the proposed Hornsey Town Hall development for a number of reasons.</p> <p>We now wish to add the following to our objection:</p> <p>Removal of Red Maple Tree or any other tree from Town Hall Green Since submitting our objection, it has been brought to our attention that in addition to other inappropriate aspects of the proposed development, it is also intended to remove the red maple tree from the Town Hall Green.</p> <p>We object to that and to any proposal to remove any of the trees, all of which are a fundamental part of the Town Hall environment.</p>
28 7	Fiona Screen 97 Pemberton Road Harringay London N4 1AY Objection to the proposal	<p>I object to this planning application because the proposed development is out of keeping with the local area. When Waterstone's applied for a 2nd storey for their shop recently it was denied on the grounds that it was out of keeping with the local realm, so how is a 7-storey building acceptable?</p> <p>There is no provision for affordable housing in an area that desperately needs it.</p> <p>The 2 green spaces, including the very well -used area in front of the town hall, may go, and this is against a backdrop of illegal levels of nitrogen dioxide in London as a whole.</p> <p>Huge pressure on local buses and schools, currently at capacity, and with no extra provision.</p>
28 8	Melian Mansfield 57 Weston Park Crouch End London N8 9SY Objection to the proposal	<p>I write to request that you do not give permission for the development of Hornsey Town Hall as described in the planning application HGY /2017/2020 because</p> <ul style="list-style-type: none"> * there has been insufficient consultation about the details of this proposal * the effects on the local community are wide ranging and inadequate thought appears to have been given to this * the blocks A and B proposed to be built behind the town hall are not appropriate for the area, are too high too close to existing buildings and do not include social housing *the proposal includes the square in front of the Town Hall which is a public space and should not be part of the development *the support services which will be required for as many as 450 additional residents in the 146 units are not

Appendix 6 – Neighbour Consultation Responses

		<p>adequate</p> <p>*approximately 80 businesses and arts organisations are currently using the Town Hall and the development will force them out with high loss of employment and important loss of use for the community</p> <p>* there is no need for a hotel in Crouch End</p> <p>* parking is already limited and the additional requirements for a hotel and the residents in the flats could not be met</p>
28 9	<p>Ed Allen 67 Palace Gates Road N22 7BW</p> <p>Objection to the proposal</p>	<p>Not in line with purchase proposal.</p> <p>Restricts public access to square/green</p> <p>No social housing.</p> <p>Loss of Community and work space</p> <p>Must NOT be a gated development</p> <p>Inadequate parking provision.</p> <p>PLEASE REJECT the application.</p>
29 0	<p>Megumi Crosthwaite 79 Springfield Avenue London N10 3SX</p> <p>Objection to the proposal</p>	<p>I object to this planning application on the grounds that:</p> <ol style="list-style-type: none"> 1) the planning has changed from the initial tender. 2) shortage of schools in the area will be exacerbated with the addition of new flats 3) the 7-storey-high building will not be in keeping with the area. 4) the use of community space may be compromised especially in terms of arts and creative activities with the change of the organisation. 5) affordable housing may not be included.
29 1	<p>Juan Ledesma Moreno 11A Topsfield Parade London England N8 8PP</p>	<p>I am writing regarding to the prospective plan that the Haringey council has for the Hornsey Town Hall The Broadway.</p> <p>I would like to express my strongest rejection to the plan as it does not consider what the Crouch end community need and it is only focused on private profit.</p> <p>During the time I have been living in this area, the Town Hall has been the place where the Crouch ends can gather to enjoy a variety of social events (workshops, exhibitions, festivals, movies, kids activities,</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	<p>silent disco...). This helps the neighbours to create a very strong bonds of community and encourage us to be respectful and allows us to believe that we belong to our society. All of this will be gone if the plan is going on.</p> <p>In my opinion, building a Hotel or establishing new food/beverage/drinking business are not what the Crouch enders we need since the plan would be only of interest of private companies, for the fewer. It would not offer any benefit back to our community, just the opposite. It would get rid of one of the public facilities that we use in our area to develop ourselves.</p> <p>To consider that Crouch enders need more places to have a drink or a meal, it is basically not knowing what Crouch end is. We already have enough places to go for that. However, we do not have many places to go to learn, see exhibitions, perform activities... Getting new food/drinks business in Crouch End means that going to the pub or having a meal is the only way that we have as a community to socialise. To me, it is an huge mistake since it excludes people that prefer a different way of social interaction or just people that can not afford it. Also families would miss a place where their children can play with other kids.</p> <p>In my opinion, the Town Hall should remain as the public place that it has been where all the citizens are welcome to go in. We need our public spaces to celebrate our inclusion in public life, in our society. It would be a shame that the Council would neglect the duties that it is supposed to have with the citizens and decide to carry on with the plan.</p> <p>I hope you are able to reconsider all these aspects before you make a final decision about the plan. Thanks for your attention</p>
29 2	<p>Adam O'Brien 46 Lightfoot Road London N8 7JN</p> <p>Objection to the proposal</p>	<p>I object to the current plans for three reasons:</p> <ol style="list-style-type: none"> 1. A 7 storey building to too tall for this area. 2. Very limited affordable housing provision. 3. Limited and possibly misleading community use provision. The current proposal is for 60% community use. This could be met by providing weekday, daytime use only, which would significantly restrict the ability for the local community to enjoy these spaces.
29 3	<p>Caroline Hunt 25 Weston Park Crouch End London</p>	<p>I am writing in connection with the above development plans. I welcome the restoration of Hornsey Town Hall and understand the business proposition in terms of generating revenue for said restoration through the proposed apartments and hotel. My objection to the plans is mainly based on the proposed construction of Block A but include wider concerns and objections about the impact</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	<p>of the plans on the area and community.</p> <p>My objections are as follows:</p> <p>1) Lack of privacy and impingement on right to light</p> <p>Not only will the proposed development dominate the heritage buildings, the Town Hall and Public Library and be out of keeping with Crouch End Conservation area where most of the properties are only 2-3 storeys high but, I strongly believe, the development will impinge on the amount of light I receive through my bedroom window in my flat. I am not confident that the light survey that has been carried out is robust enough to give a correct assessment on the actual impact of the development.</p> <p>The photo below (taken 27th May 2017 at 9.54am) exemplifies how the ash trees in the garden of 25 Weston Park only just offer screening against the two storey town hall clinic building (indicated by red circle). Any building that extends beyond three storeys (most definitely the five storeys proposed nearest my building and most definitely the highest level at seven storeys) will, in my opinion, have an adverse effect on my privacy and my access to natural light.</p>
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Appendix 6 – Neighbour Consultation Responses



Plus, I am very concerned about the potential lack of privacy that the development will create. My bedroom window looks onto the garden of no.25 Weston Park and I do not believe that even with the installation of trees to mask the development that they will be big enough to give me the privacy I currently enjoy, and one of the reasons I bought the flat in the first place.

2) Huge pressure on transport and parking

Appendix 6 – Neighbour Consultation Responses

29 4	Barney Southin 41C Cecile Park London N8 9AX Objection to the proposal	<p>I am writing to protest the development plan for Hornsey Town Hall as it currently stands. My objections are as follows:</p> <ol style="list-style-type: none"> 1. The proposed residential blocks are too large and out of proportion with the buildings in the surrounding streets. They will overshadow two heritage buildings, as well as block light for local residents. Building above the level of the surrounding property will ruin Crouch End's skyline and damage the character of this beautiful part of north London 2. The scale of the development, and the failure to provide adequate parking for residents, will put Crouch End's public transport under yet more strain. The W7 connection to Finsbury Park is already packed at peak times. Substantially increasing the number of people living in central Crouch End will worsen the situation, effectively cutting off people further down the bus route from being able to get to Finsbury Park in the mornings 3. I understand there is no social housing in the scheme. How can this be allowed in a borough where there is a desperate and unmet need for social housing?
29 5	Jacqueline Osley 6 Elmfield Avenue London N8 8QG Objection to the proposal	<p>I am writing to oppose the erection of a 7 storey building on the Town hall site. This would be totally out of character with the surrounding buildings which are mainly 2 storey houses (incorrect information has been given in the proposal since it suggests that surrounding houses are higher than 2 storeys which is not true) The current Town Hall building fits in perfectly with surrounding buildings and is one of the reasons I have enjoyed living in Crouch End since 1964. There is a village feel which would be totally destroyed by the first semi high-rise building in the area and which would set a dangerous precedent. The character of Crouch End would change considerably and there is no need to build so high. If I were a resident nearby I would also worry about the loss of light which would be the result of a high building near my property.</p> <p>Objection 296</p> <p>I object to the redevelopment of the Town hall into flats and a hotel because it changes the use of an established building with no legal basis for doing so. The current use preserves community involvement in a local building, creates jobs in the workshop areas and allows the Arts programmers to provide an excellent array of activities for the local community. The proposed changes are unnecessary and legally unsound since to create a change of use there must be strong reasons for doing so. The appointment of a Arts Coordinator and the use of far less space for creative activities does not mean that the building will continue in its current form as the hotel and flats will dominate.</p>

Appendix 6 – Neighbour Consultation Responses

29 7	<p>David Brown 4, Ivor Court, 102 Crouch Hill Crouch End London N8 9EB</p> <p>Objection to the proposal</p>	<p>I object in principle. The land behind the Town Hall is now worth twice what it originally was and the restoration costs are lower than previously said. Hence the argument that only a private developer can restore the building is no longer valid. The commercial imperatives of a hotel and almost total private housing are no longer necessary.</p> <p>I object to the ridiculously small provision for social/affordable housing which is far, far too few and suggests it is merely a sop or PR stunt and that the developer really doesn't want to have any at all. However, it is quite viable to accommodate much more social/affordable housing in the project than currently planned, for reasons stated above. The provision for social has yo-yoed and not ended up at this very meagre number of units.</p> <p>I object to the hotel which takes space that should be used for housing, especially affordable housing for the community and the many community businesses and arts facilities that have thrived in there over the last two years showing what great potential the building has, and how viable it can be. In comparison, no convincing argument for the need and viability of a hotel has been advanced. Nobody can understand why one should be built in Crouch End. And suspiciously the type of 'hotel' it's intended to be has changed more than once, including only just when putting this application in. There should be no loss of office space which is in short supply in Crouch End.</p> <p>I am concerned about how well the proposed blocks A and B will integrate with their surroundings on a sensitive site, but the developer is not being completely open about it. The architects have only presented views of the new developments as they will appear in summer when they are hidden by trees in full leaf and other foliage. If more of the proposed hotel space was used for housing, the new blocks could be more discrete.</p> <p>I am concerned about designs being made on the Green in front of the Town Hall and don't understand why it has to be part of the development in the first place, even if it is part of the original design. The developers proposals are described as 'heritage' but the drawings certainly do not show any 1930's art deco design in keeping with Town Hall environs. They appear to show some continuous concrete seating or low wall arrangement along a couple of sides of the green that you certainly don't see in any photos of the original green. The argument is that people need somewhere to sit and watch their children because there isn't any seating at the moment. This of course is quite untrue. There's seating all round the square. As an already well used public space it should not also be the amenity space for the Annex residents instead of the developer providing them with their own amenity space like balcony or garden. This is obviously only intended for the benefit of the developer.</p>
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Appendix 6 – Neighbour Consultation Responses

29 8	Clara Parra 4 Gondar Mansions Mill Lane Camden London NW6 1NU Objection to the proposal	It would be very sad to see one of Crouch end's last green spaces go, please don't let this happen!
29 9	Glenys Law 36 Wood Vale Muswell Hill London N10 3DP Objection to the proposal	There is so much in this planning application that shows a total disregard for the community being created in the proposed housing development and in the area around it. The impression is of overcrowding and packing in as many flats as possible in order to maximise profit. This is so often seen in poorer and third world countries and should not be taking the UK into that zone. The lessons of Grenfell tower need to be learned sooner not later. The council has a responsibility to insist on higher standards. The proposals are not adequately explained, the buildings are too high and too close together and higher standards of specification are needed if this is to be a sought after location. It is unacceptable that the residential blocks in the proposed development would achieve only about 44% of the carbon reductions specified in the GLA target. Kensington and Chelsea council are currently under scrutiny for their planning decisions, LBH planners should heed the warnings expressed in these objections or risk facing a similar situation.
30 0	Madeleine Brookman 91 Inderwick Road London N89LA Objection to the proposal	The area of most concern that I would like to object to is the provision of 146 residential units and specifically the erection of the 7 storey building. There are two key reasons for this objection: 1) the scale of the proposal of a 7 storey building. Clearly 7 storeys is deeply inappropriate in an area where most of the houses are 2 or 3 storeys high (at most 4 where there are attics). It will look unsightly and damage the skyline and beauty of our conservation area. 2) density is clearly going to also be deeply problematic. 146 residential units is a huge number of extra people in the area (and in an area where other developments are already taking place). For example has the effect on already stretched school places been taken into account? The effect on public transport (the bus routes are already very badly overcrowded, and Finsbury Park station is regularly closed for over crowding etc. etc.).

Appendix 6 – Neighbour Consultation Responses

		<p>I support the sensitive restoration and work on the main town hall building - it is a wonderful asset to the local area and should be restored appropriately, however I am deeply concerned by the height of these new buildings and their scale. They will undoubtedly overshadow the other beautiful buildings in the conservation area and be detrimental to the sensitivity of the conservation area which surely should be preserved.</p>
30 1	<p>Sue Walker 25 Prime Zone Mews 13-17 Haringey Park London N8 9JP</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>The height of the proposed development and its proximity to the Town Hall would have a detrimental effect on the Town Hall and the surrounding properties. It would be significantly the tallest building in Crouch End and would dominate the area, whilst being totally at odds with type, height and the quality of the properties in Crouch End.</p> <p>Block A at seven storeys will impact on the light and views of surrounding residents. The height and scale of such a structure is not in keeping with the Crouch End conservation area.</p> <p>It is difficult to see how the current proposal can be seen to 'complement Crouch End District Centre' as proposed in the comments on Site Allocation in 2.139 or 'Sensitively designed residential development which appropriately enables this refurbishment will be considered' on Site Allocation 2.140.</p> <p>2) Massing, Footprint and Daylight The new buildings occupy too much of the site, are too close to the boundaries, and the large footprint has left no room for the Heritage Buildings to breathe.</p> <p>There is a detrimental effect on existing neighbours: The Mews block is very close to the boundary, causing issues with overlooking and Block A towers above Primezone Mews. The proposed development has an impact on daylight and sunlight for adjoining neighbours, both within their properties and on their amenity spaces.</p> <p>As a resident of Primezone Mews, my flat will be overlooked by Block A. The 70 feet high building will tower above the 30 feet Primezone Mews. This will limit the amount of direct sky visibility to the ground floor windows.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>The proximity of the high building means the higher flats will be able to view people in the ground floor flats bedrooms. This is an invasion of privacy.</p> <p>3) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings. How are the parking spaces to be allocated? The proposal states that residents who are not allocated a parking space will not be granted parking permits for the surrounding streets and the intention is for the development to be occupied by people who do not need to have a car. It is difficult to see how this can be sustained even if achieved initially, people's needs will change over time and how will their requirements be dealt with?</p> <p>The development also includes a hotel with 67 bedrooms. The hotel is only allocated 3 parking spaces. Given that the site is not near an underground or overground rail station, it appears unrealistic to allocate so few parking spaces. The only means of reaching the hotel would appear to be by bus or taxi. Crouch End may well benefit from a reasonably sized hotel, but it is hard to see it being successful without a realistic parking area.</p> <p>It would also appear that the Library, which is on Haringey Park, would lose its six parking spaces as part of the development. This would inevitably make this well used local facility less available to some users, such as those with disabilities or who live some distance from the library, who need to visit by car. It presumably also removes any staff parking.</p> <p>4) Lack of social housing</p> <p>The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>Under the original plans, four out of the 146 homes would have been affordable. This falls far below Labour Mayor, Sadiq Khan's, 50% 'genuinely affordable' homes target and will do nothing to tackle Haringey's housing crisis.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>Haringey needs affordable housing. This is land owned by Haringey Council, How can the council then agree to a significant development in a borough where there is a shortage of affordable housing to none being included in this development on council owned land.</p> <p>5) Insufficient schools and doctors Haringey has no plans to increase the numbers of school places and doctors in the area that serves the development. Class sizes in our schools are already at capacity. Schools and doctors surgeries are already oversubscribed and this situation will surely get worse.</p> <p>6) 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? They provide valued services and are well used by the community. What support will be given to re-house these businesses? Can they be accommodated within the proposals?</p> <p>7) No plan for community use 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>8) 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>
30 2	<p>Simon Hoare 10 Felix Avenue Crouch End London N8 9TL</p> <p>Objection to the proposal</p>	<p>My main objections are firstly to the new 7 storey section of this proposal - this is entirely out of keeping with the building and surrounding area and should be re-considered to a height restriction and design which are more along the lines of the existing structures. Secondly, the lack of any affordable housing being built into this project is really appalling. The profits which will be made on this project should be used in some part to provide some affordable housing within the project. Thirdly, I want to comment on the moving of the tree planted by Amnesty International. I support their proposal that if the tree dies during the 5 years after it is moved it should be replaced with an identical or similar tree.</p>

Appendix 6 – Neighbour Consultation Responses

30 3	Jill Lenaerts 361 Alexandra Road Muswell Hill London N10 2ET	(No Text Provided)
30 4	Rodney Reznick 15 Park Avenue North Crouch End London N8 7RU Objection to the proposal	I object to the removal of the red maple tree which I understand to be part of the development of the town hall. This tree has special significance to inhabitants of the local community and beyond having been planted to commemorate an important anniversary in the evolution of human rights. To uproot it for the sake of 'development' would be reflect an insensitivity that borders on vandalism and to approve its loss would send a very negative signal to those who make up the community.
30 5	Geoffrey Bayley 69 Park Avenue south London N8 8LX Objection to the proposal	<p>I am writing to object to the planning application HGY/2017/2220 for the following reasons;</p> <p>The development, with the intention to build to seven stories, is out of character with the surrounding buildings and with the conservation area status. It will have an overbearing impact in terms of both height and scale on both the town hall and on the library. It will have an adverse impact on the light and space of residential houses in adjoining streets. Other building applications have been subject to the four storey restriction which is the norm for this conservation area.</p> <p>I believe that insufficient consideration has been given to the impact of creating 146 new dwellings on the local infrastructure in regard to both private car use and parking and to the pressures on public transport. It is also important to challenge the complete lack of provision of socially rented homes or affordable houses in this plan, which is counter to the Mayor's target of 50% as well as to Haringey's own aspirations. In recent years the Town Hall has become the hub of community activities which give connectedness and identity to local residents. It is essential that community use and year round access to the building and to the green is seen as a vital component of any plan, let us work to preserve the spirit of the place that has been constructed by local groups, as well as the material structures.</p>

Appendix 6 – Neighbour Consultation Responses

30 6	<p>Ulla Korterman Flat 4 Primezone Mews Haringey Park Crouch End London N8 9JP</p> <p>Objection to the proposal</p>	<p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these ȷ we 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.</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?</p> <p>6) No plan for community use 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>
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Appendix 6 – Neighbour Consultation Responses

30 7	<p>Dugald Baird 21 Elmfield Avenue London N8 8QG</p> <p>Objection to the proposal</p>	<p>I am writing to object to planning application HGY/2017/2220 for Hornsey Town Hall. My objections are as follows:</p> <p>1) Impact on Hornsey Town Hall and the conservation area The scale and height of the proposed new blocks is much greater than those previously granted permission. They do not preserve or enhance the conservation area - rather they will be massively detrimental to it.</p> <p>The proposed five-, six- and seven-storey blocks are overbearing and entirely out of character with the surrounding area, which is mainly two to three storeys. There are no other buildings in the conservation area of five stories or higher.</p> <p>Proposed new blocks A and B are too tall, and diminish the standing of the Grade II* listed Town Hall and Grade II listed library.</p> <p>They will also impact privacy in Primezone Mews, and properties on the south side of Weston Park. The development will also have a negative impact on the amenity of other properties, through noise, overlooking, overshadowing, smells, light pollution, loss of daylight and late night activities. The design appears generic and is unsympathetic to the character of the surrounding neighbourhood.</p> <p>2) Density The applicant has included the Town Hall Square in calculating a density of 162 dwellings per hectare. This is not accepted practice. The corrected density of the development is 187 units per hectare, which is outside the recommended range of 45 to 175.</p> <p>3) Restoration of the Town Hall The site is Grade II* listed, and any changes to the interiors or exteriors require Listed Building Consent. The details on restoration in the planning application are unclear and incomplete, for example about materials and the work to be done to the windows. The restoration of the Town Hall should be completed before any building work on the housing development takes place.</p> <p>It is proposed that part of the current Town Hall will become an 'Aparthotel'. There is no evidence that</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>such a business will be a success in this location, and there is no indication of what will happen to this space or its interiors should the plan prove unviable.</p> <p>4) Town Hall Square</p> <p>Public use and access to the square must be assured in perpetuity, and should not be hindered through closure for commercial uses.</p> <p>The Crouch End Festival has stated that the new design of the square, and in particular the low wall to be built around the green, will make staging the festival in its current form impossible.</p> <p>The applicant proposes that the Annex residents should use the Town Hall Square as their own ‘amenity Space’, in the absence of providing balcony or garden space. This is inappropriate and unsatisfactory when the space is already heavily used</p> <p>5) Impact on local services</p> <p>Local schools will be unable to cope with the approximately 500 people in the new residential blocks. Local GP surgeries will also be unable to cope with the additional 500 people in the new blocks.</p> <p>6) Parking</p> <p>The 40 parking places underneath Blocks A and B are inadequate for the approximately additional 500 people and this will have an impact on local roads. There will be additional traffic from visitors to the 67 hotel rooms and events in the Town Hall. There will also be 25 car park spaces lost from the removal of the spaces in Haringey Library.</p> <p>7) Traffic and transport</p> <p>The applicant’s traffic survey and traffic plan fail to take into account that everyone who travels to or from Crouch End by public transport must first make a bus journey. By ignoring this fact, their traffic plan is entirely questionable and should be resubmitted.</p> <p>The W7 bus, which would serve the development, is already at capacity. TfL has said it has concerns about the impact of additional passengers on the bus network at peak hours. As a result they have asked for £475,000 to mitigate the effects.</p> <p>8) Lack of affordable housing</p> <p>The type of housing proposed will not satisfy local housing needs.</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>The applicant proposes no affordable units on the basis of their Economic Viability Assessment, but the inputs of residential pricing, the costs of borrowing, and the cost of construction are not believable and require a review by the council and an independent body.</p> <p>The council has committed to a planning policy requiring 40% affordable housing. I see no reason why this should not be adhered to in this case, where the developer stands to make tens of millions of pounds in profit.</p> <p>The EVA proposes a profit margin of 19%-20% which is unacceptably high for a publicly owned site. If much of the development is sold for overseas investment, then it is likely that local needs will not be addressed at all.</p> <p>9) Employment</p> <p>There are currently about 75 small businesses operating out of the town hall, employing about 130 people. There are no plans to relocate them as part of the redevelopment. They should be given guarantees by the council that they will be found suitable alternative accommodation.</p> <p>The council's Economic Development Team commented on the planning application that Hornsey Town Hall is vacant or underused in employment terms. This is incorrect.</p> <p>Co-working space to be provided in the redeveloped town hall will not replace small, affordable workspaces as currently provided, resulting in the loss of the existing employment space and employment</p> <p>The Mayor of London is running a campaign to create more workspaces for small and start-up businesses. Haringey's own Development Management Policies (DM40) highlights the need to retain existing workspace.</p> <p>10) Comments on the process</p> <p>The application that has been submitted differs significantly from the bid that won the OJEU procurement process.</p> <p>This is unsatisfactory because one of the factors that weighed in FEC's favour in winning the OJEU process was low planning risk. Haringey Council stated that the "bid being recommended aims to work with the existing planning arrangements". This is clearly no longer the case, and I believe the project should be re-tendered.</p> <p>Local councillors have intervened in the process by publishing an open letter very different in tone to all their previous highly supportive comments.</p> <p>It appears from the open letter that the councillors had not carried due diligence on the proposals before</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>appointing FEC as the preferred developer.</p> <p>FEC have designed auditoria and public spaces entirely without the benefit of consultation with an Arts Centre Operator (they were only appointed on 21 September 2017).</p> <p>For these reasons, I believe the application should be rejected.</p>
30 8	<p>Deborah Shedden 27 Ravenstone Road Hornsey London N8 0JT</p> <p>Objection to the proposal</p>	<p>I wish to object to this planning application on the following grounds:</p> <ol style="list-style-type: none"> 1. Completely out of keeping with the village ethos of Crouch End. 2. No plans for any affordable housing. 3. Concern over end purchasers being out of the country given that the lessee would be Chinese. 4. Height of the development. Cf Waterstones request (denied) for just one additional storey on their premises. 5. Inadequate parking proposed. 6. Plans for restoration of Town Hall are inadequately described. 7. 100 year lease led to discontent in Hong Kong so why should 130 year lease be otherwise in Crouch End?
30 9	<p>Sorcha Lawson 2 Dashwood Road Crouch End London N89AD</p> <p>Objection to the proposal</p>	<p>I wish to object to the planning application on the following grounds.</p> <p>Transport implications</p> <p>The development will significantly increase demand on parking and transport. There are already insufficient buses servicing the Crouch End area as is evidenced by the dangerously long queues at Finsbury Park, where passengers are obliged to stand in the road, while waiting to board buses. There is also already a high demand on parking which will be further exacerbated by the significant increase in demand for parking with the new development.</p> <p>Pollution</p> <p>The proposed new development will increase pollution levels locally because of the increased number of vehicles while at the same time trees will be taken down which would help to reduce pollution levels.</p> <p>Infra instructure implications</p> <p>The infra structure resources such as school places and GP and other health resources are already</p>

Appendix 6 – Neighbour Consultation Responses

		<p>experiencing high demands. Where is the funding to come from for the cost of providing the additional resources required to service a bigger population.</p> <p>Housing</p> <p>There has already been a reduction in the amount of social housing available in the Crouch End area in recent years. This new development provides no social housing.</p> <p><u>Objection 310:</u></p> <p>I am writing to inform you that I wish to object to the new development.</p> <p>The planned 7 storey building is totally out of character with the surrounding locale and will tower above surrounding buildings and will constitute an eye sore The surrounding streets are residential streets of 2 storey properties, 5 storeys smaller than the proposed 7 storeys.</p> <p>I also object to the lack of integral green space in the plans and the expectation that residents of the new development would have to use public spaces which however will be reduced as a result of the development as they will encroach into the current areas of public space.</p> <p><u>Objection 311:</u></p> <p>I wished to add to my earlier objection about the height of the proposed new structure the additional factor of how it will impact on neighbouring property in terms of reducing their access to light. It is untenable to suggest that the impact of having a 7 storey structure towering over ones property will have minimal impact in terms of light loss.</p>
31 2	<p>Mike and Lucie Zweck 27 Gladwell Road N8 9AA</p> <p>Objection to the proposal</p>	

Appendix 6 – Neighbour Consultation Responses

	<p>To whom it may concern,</p> <p>I am writing in connection with the above-development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these – we 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.</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?</p> <p>6) No plan for community use 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>
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Appendix 6 – Neighbour Consultation Responses

31 3	<p>Ms Karen Eyo 27 Gladwell Road London</p> <p>Objection to the proposal</p>	<p>1) GENTRIFICATION- This investment and renovation within the Hornsey/Haringey neighbourhood will effect the social change and social character of the neighbourhood affecting shops, restaurants and public spaces. By implication, in these neighbourhoods the pre-existing working – class is displaced by the middle class.</p> <p>2) Super –GENTRIFICATION – Super Wealthy elites displacing “pre-existing elites” causing social pressures felt by neighbourhood and residents which effects the local overall community.</p> <p>3) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>4) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>5) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these – we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>6) 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.</p> <p>7) Loss of local independent businesses</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>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?</p> <p>8) No plan for community use 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>9) 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>
31 4	<p>Sir Ray Davies 84- 86 Tottenham Lane Hornsey N8 7EE</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>Firstly I grew up in this neighbourhood and still have more growing up to do in this neighbourhood. Hornsey has been a creative hub for many artists myself included. My band The Kinks even had our very first performance at HTH when I was a young musician and it paved the way to our success today. It would be encouraging to know that Haringey planning department and policy strengthen their ability to refuse inappropriate development and reject the development of a hotel especially for the neighbourhood forum as we would like to see Haringey's Validation process checking that planning applications provide all the information needed to assess resources and not let vigilance slip. Schools and Universities could utilise the HTH as a creative arts/music centre given the many budget cuts to music classical/popular/jazz and the arts for our next generation of youth. I see the HTH as a cultural Conservation Heritage building for the community.</p> <p>1) GENTRIFICATION- This investment and renovation within the Hornsey/Haringey neighbourhood will effect the social change and social character of the neighbourhood affecting shops, restaurants and public spaces. By implication, in these neighbourhoods the pre-existing working –</p>

Appendix 6 – Neighbour Consultation Responses

		<p>class is displaced by the middle class.</p> <p>2) Super –GENTRIFICATION – Super Wealthy elites displacing “pre-existing elites” causing social pressures felt by neighbourhood and residents which effects the local overall community.</p> <p>3) Too high and too big and would dwarf most of the prominent areas. The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. A certain amount of affordable housing element can be achieved with a carefully designed low-rise development. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>4) Huge pressure on transport and parking Impact of parking – There has been no liaison how to stabilise parking. W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>5) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these – we contest their Viability Report and demand open and transparent scrutiny of it. We remain concerned that, if local groups object to a development, which the panel decides is acceptable on design grounds, their views could be undermined and even disregarded.</p> <p>6) 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.</p> <p>7) Loss of local independent businesses</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>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?</p> <p>8) No plan for community use 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>9) 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? What about the damaging to the integrity of the Conservation area as the demolitions and rebuilds extensions to listed and unlisted buildings the outcomes of which can damage not only the property itself but the character of the wider Conservation area. Trees are also under threat by developers and we would hope permission is needed for any work to a tree or shrub in a conservation area. Haringey must demand full assurances.</p> <p><u>Objection 319</u></p> <p>(Cover e-mail) Please see attached my objections toward re-development of HORNSEY TOWN HALL I should add also the concerns about design, detailing, and materials which is unsightly and out of character in terms of appearance in the vicinity, this refers to the new apartment complex which ill have an adverse impact on the residential amenity of the surrounding area of the neighbouring properties. Also the hours of work during the development which will be a disturbance of the neighbouring owners during actual execution of the works will have an impact.</p>
31 5	Richard Max 2 Linzee Road Hornsey London N8 7RE	<p>I am concerned after so many consultations that the proposed developments do not take sufficient consideration of the majority of expressed wishes to prioritise the use of this Grade II listed building as a community amenity. And I am worried that the lease is to be granted before the essential detail of the much demanded restoration is revealed</p> <p>My objections principally are made up of the following points 1. There is insufficient clarity on the continued</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	<p>use of HTH as a Creative Hub - home to much needed Creative Businesses and Artistic Venues which historically have helped regenerate areas in London to the benefit of everyone. 2. The height of the proposed buildings are overbearing and out of keeping with the area. 3. There is to be a loss of public car parking amenity at the expense of private parking. 4. There is a lack of affordable housing in area in desperate need of it and which was originally promised. 5. The transport plans and lack of public transport infrastructure are insufficient for the proposed density of development 6. The density of the development is too great.</p>
31 6	<p>Bob West 24 Ossian Road London N4 4EA</p> <p>Objection to the proposal</p>	<p>I wish to object to the current proposal on the following grounds:</p> <ul style="list-style-type: none"> -The proposals are in several respects directly contrary to expressed policies in the London Plan, Haringey Local Plan 2013 and Development Management DPD and Site Allocations DPD, 2017 -The lack of details to support change of use and the refurbishment of the listed building(s) for new uses on a long term, sustainable basis -The scale, massing and density of the enabling residential blocks, their impact on the listed buildings, the conservation area and the amenity of residents would result in detrimental impact to a conservation area and to the setting of a listed building, contrary to the objectives of the Local Plan and setting an undesirable precedent for the area -The lack of affordable housing -Design, care and uses of the outside spaces <p>I set out more detail of these concerns below, generally in terms of conflicts with policies, guidance and policy objectives.</p> <p>1. The strategic approach:- National guidance for heritage assets demands that a sustainable future is secured for listed buildings. Sections 66 and 72 of the Planning (Listed buildings and Conservation Areas) Act 1990, set out the obligations to safeguard listed buildings and the character and appearance of conservation areas. Conserving heritage assets in a manner appropriate to their significance is a core principle of the National Planning Policy Framework (2012). Any harm needs to be weighed against public benefits. Optimum uses are those that cause the least harm to the asset whilst offering viable use.</p> <p>London Plan Policy 7.9: Heritage-led regeneration</p> <p>Planning decisions:</p>

Appendix 6 – Neighbour Consultation Responses

	<p>B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.</p> <p>Haringey's Local Plan Strategic Policies (2013): Policy SP15 Culture and Leisure</p> <p>7.2.17 The Council's vision for Hornsey Town Hall, its associated buildings and surrounding area is the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a viable and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.</p> <p>Local Plan Policy SP12 aims to protect the status and character of the borough's conservation areas. Policy DM9 further describes the management of the historic environment: DM9/C/e sets out the desirability of viable use/s for heritage assets, and DM9/C/g the contribution it should make to providing economic benefits and local regeneration:</p> <p>"Regenerating heritage assets can anchor new development, reinforce a sense of community, make an important contribution to the local economy and act as a catalyst for improvements to the wider area".</p> <p>Local Plan Site Allocations DPD (2016): Site SA 48 Hornsey Town Hall</p> <p>2.136 Restoration of the existing listed buildings to create a sustainable future use for these buildings which complement Crouch End District Centre, with enabling residential development on the car parking areas.</p> <p>2.137 Planning consent was granted in 2010 for a refurbishment of the existing Town Hall, with an element of enabling residential development. New uses will be considered by the Council, with the aim of finding a use that benefits the vibrancy and vitality of Crouch End District Centre. Sensitively designed residential development which appropriately enables this refurbishment will be considered.</p> <p>Historic England observed (representation to Planning Sub-Committee, July 2017) –</p> <p>It is our view that your proposed uses for the Town Hall provide a good fit for the building and are unlikely to be contentious in heritage terms, provided that it can be shown that these uses are able to secure the repair and long term future and maintenance of the building.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>Long term, sustainable new uses for the grade II* listed heritage asset and its significance to Crouch End are key objectives. Lifting the Town Hall from Historic England's at-risk register is not however sufficient in itself.</p> <p>It is hard to see how the scheme secures a viable use and sustainable future. The arts and cultural aspects of the development are vague, particularly the community component and overall viability. Meanwhile, the proposed residential development is hardly sensitive to the setting. Listed Building Consent depends upon all these elements being put into place.</p> <p>The proposed reconfiguration for future uses greatly changes the interior spaces and fabric of the buildings, the east wing and link block in particular. The public benefit and viability of the new uses therefore become a material concern in that if the proposed use is not proven to be sustainable the buildings are at high risk of once again being neglected. The viability of an arts centre or creative hub doesn't appear to be substantiated in these applications, especially since such uses tend to need public subsidy and/or commercial cross-subsidy. Without some sort of proper viability or feasibility assessment you would not want to make assumptions about the medium to long term success of the sacrifices already made and the alleged benefits of the scheme. Don't forget that this uncertainty is overlaid on a primary hotel use which in my experience can already be a somewhat risky enterprise, reflected in, for example, the relatively high internal rates of return normally required.</p> <p>What does seem clear is that we will see an end to the socially and culturally valuable small-scale activities using the Town Hall at present, a tragic loss alongside the disappearing employment spaces. The spaces set aside for public use are large and unwieldy. The Community Use Agreement I have seen is woefully inadequate in its enforceability. Both reflect the lack of rigour in defining the non-hotel type uses and the need for proper appraisal of long term sustainability in accordance with heritage building rescue and restoration – and, indeed, the community use objectives set out above. Can Heritage England really be content with this?</p> <p>To meet the strategic policy objectives means that the benefits of the project (secured through planning conditions and/or obligations) focus on delivering a full restoration, maintaining use and access by the community, and avoiding unacceptable impacts on the building and its neighbours. Haringey has already "done its bit" by releasing the assets on terms very generous to FEC. I think that the 2010 permission is of limited relevance due to the major changes in planning policy and the shift to a private investment.</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>2. Other relevant land use policy considerations</p> <p>Local Plan Policy DM40 stipulates conditions for the granting of change of use of non-designated employment land and floorspace, requiring the applicant to demonstrate that the site is no longer suitable or viable for the existing use. The policy clearly sets out the requirement for clear and robust evidence of an open and recent campaign to market the site covering a minimum continuous period of three years. Local Plan Policy DM49 (Managing the Provision and Quality of Community Infrastructure) identifies that community uses should be retained, also requiring the applicant to demonstrate that the site is no longer suitable or viable for the existing use. “The Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community.”</p> <p>The policy requirements are not met in this application as this would need evidence of no demand or “redundancy”. Rather the opposite is evident in the many small businesses that have happily colonised the building. I see from the EVA that hotel and office uses are comparable, with the latter being viable. And, I would argue, a much safer long term bet.</p> <p>Likewise for local community uses: the policy requirements are not met in this application as no evidence for a lack of demand for community use is presented. Setting aside the OJEU procurement process as one should, there seems to be a prima facie case for refusing the applications on policy grounds. The proposed co-working spaces might be seen as going some way towards meeting the policy objection, but their viability rests on commercial rents and as such form no part of “community use”.</p> <p>3 Impact on listed buildings and the conservation area</p> <p>I have looked at a number of relevant policies, including :</p> <ul style="list-style-type: none"> - to preserve the character of listed buildings under the provisions of Section 66 of the Planning (Listed Building and Conservation Areas) Act, 1990, and the role of heritage assets in the core planning principles and chapter 12 of the NPPF - GLA SPG on housing and London Plan policies 7.4 Local Character, and 7.8 Heritage Assets, which states: “Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.” - Haringey Local Plan Policy SP11 (Design) sets out the requirement for developments to: “Be of the highest standard of design that respects its local context and character and historic significance” - Local Plan DM policy DM1 expects new development to contribute to the distinctive character of the local area. Further, that it should relate positively to locality having regard to heights, form, scale, urban grain and rhythm, and local architectural styles. - Local Plan Policy DM6 requires such taller developments to be of appropriate scale responding positively to the local context. It states: “taller buildings that project above the prevailing height of
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Appendix 6 – Neighbour Consultation Responses

		<p>the surrounding area must be justified in urban design terms” and, “conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings”.</p> <ul style="list-style-type: none"> - Policy DM9 requires development to conserve and enhance the significance of heritage assets and their setting; to be compatible with and complement the characteristics and significance of Conservation Areas; and to avoid substantial harm to listed buildings. - Conservation Area Character Appraisal (2010) discusses the character of Crouch End as: “...an almost village like development nestling in the bowl between the hills rising in the north to Muswell Hill and Alexandra Palace.” To the east of the access are smaller two storey domestic Victorian properties.” The setting is Victorian suburb in traditional street form, largely intact. Weston Park is described as :“lined by two storey terraces with attics and semi-detached properties all of which are considered to make a positive contribution to the character and appearance of this part of the conservation area.” - The Council’s Urban Characterisation Assessment (2015) identifies Crouch End’s neighbourhood character: Crouch End has an urban village feel with low to midrise buildings, humanly scaled buildings centred around the heart of the neighbourhood, where Park Hill Road, Crouch End Hill and Crouch End Hill meet forming a nucleus. The distinctive Broadway, an Edwardian, richly detailed shopping parade is the defining feature of the place, and is home to a number of landmarks and attractions, including, Queens Pub, Hornsey Town Hall, Hornsey Library and Kings Head Pub <p>I object to the scale of the housing development on the grounds that it contravenes almost all of the above. I’m sure local residents are being clear about their views of the direct impacts. Such height will be a most unfortunate precedent. Paradoxically the EVA does not justify the additional development content, for the reasons referred to above: there is no affordable housing, just protecting development gain. Furthermore, the rear elevations of the Town Hall are considered and formally designed, and it would be mistaken to treat them as so unimportant as to not need respect.</p> <p>4 Affordable Housing</p> <p>National, London and local plans are awash with policies requiring affordable housing, including Haringey’s 2017 SP2 and the Crouch End Area Plan 1.3.21. The 2010 scheme provided a paltry 4 units, yet this one – in a greatly changed market – seeks more units and none affordable. The EVA offers no reasoning except to protect developer profit, again. This policy objection is sufficient on its own for the application to be refused.</p> <p>5 Outside spaces</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>We need no reminding of the importance of the setting and context of listed buildings, including where the composition as a whole is involved. The front square is critical to the Town Hall's setting and the overall group. But it is also a much-loved component of the street scene, a welcome breathing space and “urban surprise”, and a very public scene-setter for the main building. It is very much “public realm”. My main concerns are:-</p> <ul style="list-style-type: none"> - Original materials should be retained and reused where appropriate - New materials should be of the highest quality - Maintenance should also be excellent, on a daily basis. Haringey should impose a requirement that the Council can step in to take over the maintenance and management of the square in the event of the owners and lessees failing to keep up these high standards - Commercial uses should be avoided, apart from temporary café seating along the north side (i.e. not enclosed in any fixed structure). No market use because of visual amenity, servicing problems, and impediment to the free-flowing public use of such a valuable respite space/place. The essentially non-commercial use by the Crouch End Festival would be welcome, and occasional performance/art shows - No advertising apart from simple direction signage - Designation as a Local Green Space seems highly appropriate <p>I welcome a public route through the development from Weston Park to Haringey Park, improving access to Hornsey Central Library. I would also like to see a more holistic placeshaping design extending from the Town Hall to the opposite shopfronts, with a developer contribution towards it.</p> <p>I appreciate that the Council is obliged to focus on the normal planning merits and impacts of the proposals and have tried to limit my objections accordingly. But the context remains that Haringey still owns the building yet appears to be content to accept for consideration proposals that shift normal developer/development risk onto the wider community in several ways, for example:</p> <ul style="list-style-type: none"> - There is no affordable housing - The costs of hotel type development over and above listed building restoration are to be borne by the housing instead of future revenues, i.e. there is immediate and additional developer profit over and above the “normal” 20% or so: normally one would expect hotel revenues to pay off that debt - That housing increase has correspondingly greater impacts on the local area - The developer's requirement for a paying arts/cultural centre management protects against development risk while reducing the opportunities for the more modest but important local community uses: these will be effectively priced out by the need to pay high rents, and so the community loses out even more <p>I would thus urge the Council to review the submitted Economic Viability Assessment and treat it with great</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>caution, as it notionally appears to justify many of the unacceptable and undesirable aspects of the scheme – a scheme which has strayed well outside what the Council appears to have expected during the OJEU process.</p> <p>Strictly on the planning front, if you have been unable to make significant progress on these concerns which are shared by so many, I see no harm in deferral or even refusal because the building is in very beneficial use and many local peoples' livelihoods and social lives rely on it to varying degrees.</p>
31 7	<p>Mary Ensor 9 Landrock Road London N8 9HP</p> <p>Objection to the proposal</p>	<p>I would like you to stop cutting down the Peace tree in the Town Hall Square. It belongs to the residents of Haringey and was planted by the Amnesty International Group on Dec 12th 1998. It is a beautiful tree enjoyed by many and would leave the area looking stark and bare</p> <p>I also object to the plans for housing as there should be plenty of social housing as all London councils expect of new developments</p> <p>I am also concerned there is too little space for sorting of rubbish from households to allow ease of collection for recycling. I see little evidence of planning for reduction of CO2 emissions in line with Government agreements</p> <p>I am concerned the influx of residents will overload our local infrastructures social, medical, educational and power supplies, sewerage, water pressure, transport, car parking etc.</p> <p>If the development was interested in the mental health of our local community they would not be squeezing the library of parking space at the back. With more elderly people in the future we will need a mobile library again and this service needs a car park. With more unemployment looming with technology replacing workers, library spaces will become more essential for a wide variety of activities</p> <p>I also believe the 7 storey building will dwarf local structures and be out of keeping with our area Use of the roundabout in front of the town hall for cars to deliver guests will prevent children from using the hard surface for vital practice with little scooters and ball games.</p> <p>The development is not in keeping with our locality which is very interested in equal opportunities, excellent planning for the health of all in the future and increased free/ cheap spaces for creative work, education and leisure.</p>

Appendix 6 – Neighbour Consultation Responses

318	H E Marsh 92 Weston Park Crouch End London Haringey N8 9PP Objection to the proposal	Crouch End is extremely unique in London in being a suburban area that is often described as a village. Its desirable village characteristics are largely due to the area around the listed Hornsey Town Hall and The Broadway where other listed buildings: a Victorian Clock Tower and a Modernist Library all contribute to creating an environment that has a highly deserved conservation area status. The proposals for the development of new residential building around the town hall are totally out of character with this existing environment in regards to the architecture, scale/height and density of development. The proposals in this application represent a significant change to the present environment that will adversely affect the quality of life that is currently enjoyed by all who live in or use this particular area of the borough. Therefore the relevant comments for objections to a planning application in regards to Overlooking, Overshadowing, Overbearing and Out of character are all applicable to the proposal.
320	David Polden	I wish to register an objection to the plan to fell the maple tree in the square in front of the town hall which was planted by Hornsey & Wood Green Amnesty on 12/12/1998 to mark the 50th anniversary of the Universal Declaration of Human Rights. My objections are three. 1) The tree much enhances the square and as I understand is perfectly healthy. 2) Because of its history it is of historical and social interest. 3) The Town Hall site developers have given assurances that the green in front of the Town Hall will not be affected by the new Town Hall Developments. Felling the tree would show that such assurances are worthless.
321	Joanna Bornat 28 Albany Road London N4 4RL Objection to the proposal	I'm mystified as to what possible reason there could be to remove the beautiful maple tree in front of Hornsey Town Hall. The tree was planted in commemoration of the Declaration of Human Rights which somehow makes the plan to remove it even more grotesque and inappropriate. My objection is based on the tree's local history and continued symbolic significance, because it is a much needed tree in a busy urban area and it is my understanding that the developers have assured us that the green area is to be preserved as it is.
322	Annie Tunncliffe Flat 3 20 Haringey Park London	I have lodged complaints about this on the planning website too, not sure if they are in the right place. Also on behalf of Eileen Maclean. Taking down the red maple on the green outside Hornsey Town Hall commemorating the Universal Declaration of Human Rights to make way for a development nobody in Crouch End wants is a desecration. Also we were told the green would remain our space. Do not cut it down.

Appendix 6 – Neighbour Consultation Responses

	N8 9HY Objection to the proposal	
32 3	Leslie Ramm 19Campsfield Road London N8 7AL Objection to the proposal	I wish to register an objection to the plan to fell the maple tree in the square in front of the town hall which was planted by Hornsey & Wood Green Amnesty on 12/12/1998 to mark the 50th anniversary of the Universal Declaration of Human Rights. I have 3 objections relating to this tree felling 1) The tree enhances the square and is healthy so no risk to health and safety 2) Because of its history it is of historical and social interest in the local area 3) The Town Hall site developers have given assurances that the green in front of the Town Hall will not be affected by the new Town Hall Developments. Felling the tree would show that such assurances are worthless.
32 4	G W Neale 144 Weston Park N8 9PN Objection to the proposal	I wish to object to the plan to fell the maple tree in the square in front of the old town hall. The tree was planted to mark the 50th anniversary of the Universal Declaration of Human Rights. My objections are: 1) The tree is of historical and social interest. 2) The tree is healthy and the developers gave assurances that the green space in front of the Old Town Hall would not be affected by their developments.
32 5	Jim Bewsher 59 North View Road Crouch End London N8 7LN Objection to the proposal	I wish to register an objection to the plan to fell the maple tree in the square in front of the town hall which was planted by Hornsey & Wood Green Amnesty on 12/12/1998 to mark the 50th anniversary of the Universal Declaration of Human Rights. My objections are because. 1) The tree much enhances the square and as I understand is perfectly healthy. 2) Because of its history it is of historical and social interest. 3) The Town Hall site developers have given assurances that the green in front of the Town Hall will not be affected by the new Town Hall Developments. Please confirm receipt of my objection.

Appendix 6 – Neighbour Consultation Responses

32 6	Jamie Lowe 1203 Avenue Heights, 3-5 Avenue Road, London N65DS Objection to the proposal	I wish to register an objection to the plan to fell the maple tree in the square in front of the town hall which was planted by Hornsey & Wood Green Amnesty on 12/12/1998 to mark the 50th anniversary of the Universal Declaration of Human Rights. My objections are three. 1) The tree much enhances the square and as I understand is perfectly healthy. 2) Because of its history it is of historical and social interest. 3) The Town Hall site developers have given assurances that the green in front of the Town Hall will not be affected by the new Town Hall Developments. Felling the tree would show that such assurances are worthless.
32 7	Jill Hughes. 28 Danvers Road, London N87HH Objection to the proposal	I wish to register an objection to the plan to fell the maple tree in the square in front of the town hall which was planted by Hornsey & Wood Green Amnesty on 12/12/1998 to mark the 50th anniversary of the Universal Declaration of Human Rights. My objections are because. 1) The tree much enhances the square and as I understand is perfectly healthy. 2) Because of its history it is of historical and social interest. 3) Haringey should respect the tree as a monument of this declaration of Human Rights. 3) The Town Hall site developers have given assurances that the green in front of the Town Hall will not be affected by the new Town Hall Developments. Please confirm receipt of my objection.
32 8	Katy Haynes 108 Mountview Road London N4 4JX Objection to the proposal	I wish to register my objection to this planning application. I have lived close to Crouch End Broadway since 1983 and have seen the area grow from being rundown to being a thriving, popular local community with a distinct personality. This development is completely out of keeping with the existing community. A 7 story building is inappropriate, and effectively handing our community over to the Chinese for the next 130 years is unlikely to foster our valued community ethos. There should be plans for affordable housing for local working people, and provision for the social and environmental impact of the development i.e. Parking, public transport and public services. Please do not take this application any further, think again.
32 9	Kay Blake 181B Inderwick Road	This is totally the wrong plan for Hornsey Town Hall and will have a disastrous effect on all of the social facilities in the area. It's a greedy, stupid and thoughtless scheme.

Appendix 6 – Neighbour Consultation Responses

	N8 9JR Objection to the proposal	
330	Luke Cawley-Harrison Flat 1 13 Briston Grove London N8 9EX Submission: Objection	<p>I would like to object to this planning application and any related applications for the Hornsey Town Hall site, building, and land. My grounds for objection are as follows:</p> <p>1. Detrimental impact upon residential amenities and the visual impact of a development The Hornsey Town Hall site is located in a conservation area and contains a Grade II listed building. The proposals for 7 and 6 storey monolithic buildings, is not only not in-keeping with the area, but will also be overbearing to the listed building. This will negatively impact the character of the area, and external appearance of the listed building.</p> <p>In addition the application contains poor research into transport infrastructure, and how people travel to, from and within the Crouch End area - suggesting Finsbury Park tube station and Crouch Hill overground station as the primary methods of transport in the area. This is simply inaccurate, with buses the primary transport in Crouch End. The closest bus line to the site, the W7, already runs at maximum capacity during peak hours, with other services such as the W3 similarly overcrowded at its nearest bus stop. The development by means of the application suggests no increase in transport infrastructure, despite the potential for an additional 500+ users daily in the area.</p> <p>I also believe that the visual proposals for the development of blocks A and B are not in keeping with a conservation area, the Crouch End aesthetic, or existing buildings in the direct vicinity of the plot. No other buildings in the immediate area are of 5 storeys or higher. Furthermore I refer you to the Haringey planning application ref HGY/2013/1282 whereby a much smaller addition to a nearby building, 2-4 The Broadway N8 9SN had permission refused in part on the grounds that</p> <p>"The proposed roof extension, by reason of its size, scale and prominent location, would be out of keeping with the design and character of the existing building, and would have adverse effect on the appearance of the property and the visual amenity of the conservation area as a whole."</p> <p>The number of units proposed by the application, and density of them within the plot size (incorrectly exaggerated in the application due to the inclusion of the Town Hall green in the application which is restricted from being developed on as part of this bidding process), is significant in its over-development,</p>

Appendix 6 – Neighbour Consultation Responses

		<p>and will lead to overcrowding in the immediate area, due to increase in permanent residents and visitors in the area.</p> <p>2. Adverse impact on protected trees The proposals include the removal of a number of trees, many of which are shown in the artists impressions for the sight (blocking the view of the new site), even though they will be removed. In particular I reference the plan to fell the maple tree in the square in front of the town hall which was planted by Hornsey & Wood Green Amnesty on 12/12/1998 to mark the 50th anniversary of the Universal Declaration of Human Rights. I believe that this tree is of local historical and social interest, and should not be removed. Felling the tree goes against the agreement as part of the bidding process and subsequent awarding of the contract that the green was to be protected.</p> <p>3. Loss of privacy and overlooking A number of properties such as those on Primezone Mews, and Weston Park have clearly demonstrated a significant impact on their properties by means of loss of privacy due to overlooking from the proposed development.</p> <p>4. Overshadowing/loss of light A number of properties such as those on Primezone Mews, and Weston Park have clearly demonstrated a significant impact on their properties by means of overshadowing/loss of light due to the height, scale and positioning of the proposed development. This has been acknowledged by the developer through their viability report whereby they have accounted for a sum to compensate such affected property owners.</p> <p>5. Impact on local services Services in the surrounding area to the target site are already stretched to maximum capacity. NHS doctors, dentists and health clinics have significant waiting times for appointments, whilst school classroom sizes in the area are already maxed out, with catchment areas in some cases reduced to under 0.5 miles. Allowing a further 146 permanent units into the area without investment in local services from the developer, will render these services over capacity, and significantly impact all existing local residents.</p> <p>6. Compromise on highways The proposal includes significantly less parking spaces than permanent resident units. It is suggested that purchasers of the units will do so without vehicles therefore minimising impact on the local CPZ, however no enforcement will be made in this respect. Unit owners and hotel visitors will be able to park on</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>surrounding streets without penalty except during times the CPZ is running. The CPZ is only in operation 6% of hours a week, and therefore parking will be severely impacted the remaining 94% of the time by this development, unless significant changes are made to the proposal or the surrounding CPZ.</p> <p>I also have concerns about the use of heavy goods vehicles accessing the site via Weston Park and Haringey Park which are quiet residential roads. Due to parked cars on these roads, visibility is limited at the proposed entrances/exists to the site for these vehicles, raising an issue of safety for pedestrians on pavements, cyclists on these quiet streets and other road users. No assessment appears to have been made on this as part of the application.</p> <p>7. Development is contrary to relevant planning policy</p> <p>The development counts no council homes, socially rented homes, nor affordable homes. This contravenes the affordable homes target set by Haringey council and the Mayor of London for all new developments across the borough. Until the proposal meets the targets set for the borough then I believe this application should be refused.</p> <p>8. Misleading and contradictory proposal/application</p> <p>The proposal includes a number of artists impressions of what the resulting development will look like after completion of the works. In instances where the Town Hall and new residential developments should feature, the impressions display trees in full bloom obscuring the view. Some of these trees are subject to felling so will not exist upon completion. I believe these representations to be untrue, inaccurate, and not representative. The application should be refused until accurate representations are made with unobscured views.</p> <p>The application also includes a number of reports, which suggest that they have been conducted by independent bodies. I refer to one example: the supposedly independent "transport assessment" that states in 1.1.11: "The purpose of this report is to demonstrate that there would not be any material impacts on the local travel networks, highways and other modes of travel, as a result of the proposed redevelopment scheme and that the operational requirements of the proposals would be satisfactorily accommodated without any material impact, with mitigation as appropriate.". I believe that this statement indicates that the report was not written independently, and was in fact done so to favour the development by indicating no material impacts as declared in the document. I believe this information to be unjust in a planning application of this significance, and that this report should be removed from application.</p> <p>9. Planning Application differences from winning bid</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>The developers have been required to submit this planning application, as their plans are significantly altered from the winning bid they made during the tender process, which included affordable homes, a reduced size and scale of development, and a number of other differences to the final application. I believe that the application is so significantly different from the original proposal that won the bid, that it would be scored differently during the bid process, and should be treated as a completely new bid, and that the council is acting unlawfully by allowing the developer to revise the plans without putting the scheme back out to commercial tender. I refer to the High Court's decision on the Silver Hill scheme in Winchester in reference to the necessity to revisit public tender in order to act lawfully in this process.</p>
33 1	<p>Charles Sharp 27 Elmfield Avenue Crouch End London N8 8QG Objection to the proposal</p>	<p>I would like to record my objection to the above suite of proposals under consideration. There is a whole swathe of grounds for objecting to these plans, but I will limit myself to the core proposals. My objections are both to elements of the request for planning permission and also for Listed Building consent. The seven objections cover the following areas: -</p> <ol style="list-style-type: none"> 1. Alterations to the Green are inappropriate 2. Impact on the Conservation Area of additional new build 3. Impact of the development on amenity of neighbouring areas 4. Density and mix of tenure for housing achieved in the final development 5. Impact on local infrastructure 6. Appropriateness of changes of use 7. Sustainability of use of heritage assets. <p>1. Alterations to the Green</p> <p>For the forty years that I have lived here the Green has been a public space, providing a break within the shopping parade. It offers recreational seating, traffic-free space for toddlers and small children to run around and play, as well as an area that can be used for local events. There has been a consistent promise from local councillors, the leader and members of the cabinet that this nature would not change. The plans are not in accordance with this. The function of the area has been commercialised to provide outside seating space for three cafes/restaurants, market stalls and ancillary bike parking is added. The transport requirements of the hotel are such that it is also requested the regular vehicle access be allowed: this might not be transient as it includes dropping off and picking up of guests. All this will greatly diminish, if not eliminate, public access. There is desire for some outside café seating as per current use, but this must be controlled and not expanded as per the plan.</p>

Appendix 6 – Neighbour Consultation Responses

	<p>The developers argue the redesign has public support: this is simply disingenuous. The public were offered only three choices of design, and the one presented was the least bad. No opportunity was given to propose the current situation or alternatives. Planning members should not take any consideration into the assertion that the space change has popular support - this is simply untrue. This design should be rejected, and proper consultation undertaken.</p> <p>2. Impact on the Conservation Area of additional new build The size and scale of the two additional blocks of 6/7 stories are completely inappropriate. They would dominate the views of the Town hall from the back, and be visible from the front. Taking the principle that any building should 'preserve and/or enhance the conservation area' then developments of this scale and rectangular block design are inappropriate. The Town Hall Tower and the Public Halls form the Grade II* listed focus of the development, and additional building should fall away in height from these to allow them space. These building are higher than anything else in the conservation area, and other permissions for development in the area have been refused for the impact on the CA. Whilst the proposed blocks make neutral design contributions to the CA, a more exciting architectural development is needed. These are grounds for the rejection of the planning application.</p> <p>3. Impact of the development of the amenity of neighbouring areas The previous 2010 planning permission explored the options for building in the car park to support redevelopment of the Halls. The resultant 4-storey permission was opposed at the time, and indeed condition 34 of the decision refers to the need for a re-examination of the sunlight and daylight assessments included. Given that this planning permission was largely conceptual to aid development of the site, it is significant that, even at this level of height, the objections to the impact on neighbouring properties by overlooking and light blocking was controversial. These much higher new blocks, nearer to the boundary and without trees to screen them, are well outside acceptable planning limits. The sunlight studies given by the applicant are not sufficiently robust and a full independent survey is needed. Aside from the impact of building, there is a wholly inappropriate review of the transport implications in the development. At the forefront of this is the introduction of the 67-room hotel, as well as the increase in density of residential accommodation. Hotel users will naturally be more demanding of transport than residents. Given the aim of 80% occupancy of the hotel, there is a high level of extra journeys for the hotel, with visitors and their additional baggage. The transport plan provided by the applicant gives no clear view on how this can be managed with current public transport, and any greater increase in private transport would damage the use of the Square and amenity of surrounding areas.</p> <p>4. Density and mix of tenure for housing achieved in the final development</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>The developer's density figure is incorrect, including the public square as part of the site. Its development is over the range for the area, and when the 80% occupancy of the hotel is achieved, is well over the range acceptable. The amenity to potential residents will be severely reduced, as well as leading to pressures on local infrastructure. More particularly, there is a need within the area for downsizing dwellings for older people in order to release family housing. Such over-dense developments with little real amenity space discourage downsizers by reducing the quality of life their current properties have, such as outside access and gardens. The design makes no concessions to the housing requirements of the area.</p> <p>In addition, no social housing is included. Whilst the quantity of social housing is justifiably less because of the cost of restoration, zero provision is not acceptable.</p> <p>5. Impact on local infrastructure</p> <p>The development will add perhaps another 5% to the local population. No identification has been made how the extra social, educational and health needs of this population will be met. There is no available extra land, and local facilities are already over-subscribed. The ring-fencing of CIL to the local area should be a condition of any development, but in addition an infrastructural survey should be carried out by the Council.</p> <p>6. Appropriateness of changes of use</p> <p>The current use of the building as office space has identified that there is a considerable need for office space for local micro-businesses. The economic assessment that dismisses this use is flawed. Haringey's strategic requirements do not indicate a need for a hotel, which by decreasing local work space goes against national, mayoral and local green agendas on reduction of travel and greenhouse gases emissions.</p> <p>7. Sustainability of the use of heritage assets</p> <p>In considering listed building consent, one of the requirements in the NPPF is to achieve a sustainable use of heritage assets (see para 131). As has been much heralded by the Council, the proposal is supposed to incorporate a sustainable business plan for the Halls. This is entirely absent from the request for consent. The Halls modifications have been made without the benefit of an arts operator's involvement. The Theatre Trust's detailed comments reveal the problems yet to be resolved with the design of the main hall. Similarly, there are no considerations of security and concurrent use of the first-floor spaces. Acoustic requirements are similarly neglected.</p> <p>The intent of the operator to capitalise the revenue stream from the spaces and sell it off shows that it is neglectful of the long-term future of the halls. Over the 130-year lease there will be a need to engage in capital repairs every 30 years: all the value of the land and the premises will have been removed by the</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>bidder and only revenue will be there to support further works. It is clear that there is very high chance the halls will fall into disuse as the costs of running and maintaining them will be too high. A core aim of both the Council and a requirement of Listed Building Consent is that the heritage asset has a long-term demonstrable use: this must be confirmed before consent is given.</p> <p>On the basis of all these considerations, I request that planning permission be refused.</p>
33 2	<p>Ivan Carvalho Flat 6 The Collection Point 73 Crouch Hall Road Crouch End N8 8HF</p> <p>Objection to the proposal</p>	<p>I am totally against the Council cutting the red maple tree off - the development should not affect the green just outside the HTH.</p>
33 3	<p>Cheryl Juckes 139 Hornsey Lane London N6 5NH</p> <p>Objection to the proposal</p>	<p>I would like to object to the planning application because I believe it will deprive the community long term of an asset that provides low cost entertainment for local people of every age and ethnicity, will cut off a massive potential income stream and will deprive a huge number of current and future local businesses of a base. The guarantees of community use are not specific enough to guarantee that this building which is the heart of Crouch End will remain accessible to local people as an Arts centre and there is nothing to stop the access being in the form of a business centre, however that may be defined. This end of the borough has nothing in the way of council provided services apart from the Library and the town hall and it is astonishing that anyone believes it is morally right to take this away. The building is perfectly useable as it stands as witnessed by the number of events held there and the amount of filming that goes on and profits from events could be ploughed into restoring the building bit by bit. The current plans represent a major threat to the only piece of greenspace in the centre of Crouch End and to its trees with some of the options being touted by the developer leaving only a handkerchief of grass. The green is much loved and much used, particularly by those who do not have a garden or are working locally. The square is also a massive local asset for events such as the Festival and for families to have somewhere to allow their children to play away from cars. The development proposals for the carpark are insane and will dwarf an iconic building and overshadow many local homes. There is no social housing provision and it is hard to</p>

Appendix 6 – Neighbour Consultation Responses

		<p>understand why the council would want to hand over so much to a developer whilst receiving close to nothing in return financial. A development of this scale will put unsustainable strains on local transport links such as W7, 41, 91 buses which are already overburdened and will have knock on effects for those trying to use transport at later stops. The traffic congestion and parking pressure is also extreme without the added burdens of a large development. Crouch End does not have enough school places as it is and the doctors' surgeries are also failing to cope with demand. This scheme makes no sense on a number of levels and neither does it appear to make much money for the Council which is selling off the jewel in the borough's crown. I object in the strongest terms.</p>
33 4	<p>Lesley Ramm 19 Campsfield Road Hornsey</p> <p>Objection to the proposal</p>	<p>I have tried to find something positive in this application but can only find problems that will impact residents and the area for decades to come whilst leaving the council and residents with no ownership or control over how this site will develop in future.</p> <p>I am very disappointed that after attending many meetings over the years where we were promised that there would be cultural and community areas as a major part of any development this now seems to be totally lacking.</p> <p>In March 2010 Haringey council leader Cllr Claire Kober stated in the local press, in response to a planning application (HGY/2010/0500) to transform the town hall into a cultural hub Hornsey Town Hall is a much loved local landmark and has the potential to be at the heart of plans to improve Crouch End and broaden Haringey's cultural landscape. We will be closely scrutinising the plans to make sure they are able to deliver real change for the better, not just for Crouch End, but for the whole of Haringey. We encourage everyone to take a close look at the plans and to have their say on proposals.</p> <p>I myself objected to that application on several grounds</p> <ul style="list-style-type: none"> - Lack of public transport to the Town Hall - shocking lack of parking in Crouch End - Large number of residential units (123) <p>I concluded by saying 'I fear that only the private flats will be built and no improvements will take place to the Town Hall.'</p> <p>On 18th October 2016 Haringey Council Tweeted</p>

Appendix 6 – Neighbour Consultation Responses

	<p>£27million investment will deliver public access, community arts centre, improved public square, café/restaurant & hotel.</p> <p>Now we are in 2017 and Cllr Kober seems to have forgotten her words from 7 years ago and the promises of 11 months ago.</p> <p>But it seems my fear has come true - and then some.</p> <p>NB reference to photos ¿ these are posted in Hornsey Town Hall album at https://www.facebook.com/media/set/?set=a.1472705806131556.1073741902.100001764515116&type=1&l=cc9175dc6b</p> <p>My specific areas of concern and objection are:-</p> <p>1 Impact on the Grade II* Listed Town Hall and Crouch End Conservation Area This is due to the height of the residential blocks compared to the general height of the surrounding buildings, mostly 2 storey, compared to up to 7 storeys for the proposed development. This will overwhelm and diminish the town hall and ruin views. It is not in keeping with the other buildings in the area. I note that Planning Application HGY/2013/1282, which was for 'Erection of additional storey to provide 3 self-contained flats' , was Refused. This was an addition to Haringey/2010/0500 where 123 units were planned.</p> <p>The decision notice states reasons for refusal include 'The proposed roof extension, by reason of its size, scale and prominent location, would be out of keeping with the design and character of the existing building, and would have adverse effect on the appearance of the property and the visual amenity of the conservation area as a whole, contrary to the National Planning Policy Framework, March 2012 and to Policies 7.4, 7.6 and 7.8 of the London Plan 2011, Policies SP11 and SP12 of the Haringey Local Plan 2013, Saved Policies UD3 and CSV5 of the Haringey Unitary Development Plan 2006 and inconsistent with the Council's Supplementary Planning Guidance SPG1a 'Design guidance' and SPG2 'Conservation and archaeology'.</p> <p>The proposed development within a restricted conversion area provides no car parking and would be likely therefore to exacerbate significantly the current on-street parking situation thereby prejudicing the safety and free flow of traffic in the area and promoting unacceptable parking stress. The proposal is therefore contrary to the requirements of Policy 6.13 of the London Plan 2011, Saved Policies UD3 and</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>M10 of the Haringey Unitary Development Plan 2006 and Policy SP7 of the Haringey Local Plan 2013.¿ I do not understand how one extra storey was unacceptable when the council is now happy with 4, 5 and 7 storeys. The previous application also planned underground parking whereas the current one does not.</p> <p>Yet again this is a complete turnabout by the council, under Cllr Kober.</p> <p>2 Change of use of the town hall and loss of office space and jobs I am not satisfied that the council has considered or given due regard to the site still being suitable and viable for its existing use. The loss of office space in an area already short of such space is of concern. I understand that special rules apply to change of use of a listed building which have not been applied. The loss of jobs, by removing the various artists, café etc, from the town hall is of concern.</p> <p>3 Traffic and Transport to and in the area and Parking Crouch End is already a very busy area for cars and buses with roads often clogged up. The hotel and the 146 residential units will add to both car use and strain on local buses which are already under pressure with capacity problems. I am not aware that sufficient, or any, parking spaces are being included in this development for residents or guests. This will greatly and adversely impact on local roads which already need a CPZ to enable parking. Peak travel times for local buses will be unbearable unless the council already has agreement from TfL to put on extra buses - is that even possible? The delivery vehicles to the hotel will also add heavy duty traffic to this hard to access area.</p> <p>4 Complete lack of Social Housing It is intolerable that the council ignores regulations relating to the percentage of social housing within new developments. Haringey council has an appalling record for enforcing this on developers, claiming the developers will go elsewhere. Other boroughs manage to get social housing in new developments. To have NO social housing is disgraceful.</p> <p>5 The Town Hall Square/Green The lack of assurances over public access and usage of the square and green are very concerning. It is bad enough that the council has agreed to sell these public areas and assets. To then allow FEC to do as they will with them is shocking. It seems our wonderful Crouch End Festival and markets are of no interest to this council. I am also extremely concerned about what might happen to the fountain and the old, established trees around the front of the town hall and on the green. In particular the horse chestnut trees which have their own plaque on the side wall of the town hall near Hatherley Gardens (see photo) and the Amnesty International Red Maple at the front of the green (see photo).</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>6 War and Civic Memorials and plaques</p> <p>In January 2017 council leader Cllr Claire Kober was asked about the future of Hornsey County War Memorial in the town hall (http://www.harringayonline.com/forum/topics/an-open-letter-to-claire-koberabout-harringay-s-dislocated-war-m). A response is still awaited. I added my own concerns ¿ The Town Hall is also the home of the WW11 civilian war dead memorial. This is a list of all Hornsey Borough residents who died in the borough through enemy action in WW11. it is a typed list on many panels in a glass display case in the main foyer (on left as you enter). I found this on a guided tour of the Town Hall in 2015. What would happen to this? This is another important piece of Hornsey history which should be preserved in a suitable location, accessible to people. What plans does the council have for this? Or are they unaware or uninterested? And what about the plaques to Hornsey Mayors and Freemen inside the Town Hall? Will these be retained in situ, removed, destroyed? I have received no response either. As a member of Hornsey Historical Society Archive Team who worked on our WWI database and exhibition, as well as involved in research for our Crouch End Four Walks which covers the Town Hall, I am very concerned that there seem to be no plans or assurances about the future of the following inside the town hall</p> <p>Hornsey County War Memorial Hornsey WWII War Dead lists Hornsey Freemen plaque Hornsey Mayors plaque And the following outside the town hall RIBA plaque Tylers Company plaque Horse Chestnut trees plaque Amnesty International plaque on Red Maple Photos of all these can be viewed at</p> <p>https://www.facebook.com/media/set/?set=a.1472705806131556.1073741902.100001764515116&type=1&l=cc9175dc6b</p> <p>Who will be responsible for maintaining, cleaning, repairing, restoring such memorials in future? Will they have relevant skills to ensure damage is not done by unskilled labourers?</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>7 Original furniture and features</p> <p>What has happened to the original furniture from the committee room? Will it be reinstated? Will original clocks, light fittings, light switches, signage, windows be retained?</p> <p>Any removal will be unacceptable.</p> <p>8 Culture and Arts provision I am very concerned that we are to lose what we currently have with no plans for similar to replace. This is a loss of jobs and of culture to the area. I have attended many events at the town hall since it has been made available for public access. I visit art displays. The café. Theatre. Guided Tours. It seems this will no longer be available as the developers have not announced any plans in this respect.</p> <p>9 Public Access Having had no access for decades to the town hall it has been wonderful to be able to visit on a drop in basis and for events. Just what access will I have after it becomes a hotel? Loss of access to this building will be hard to accept.</p> <p>10 Hotel or ApartHotel? It was explained to me at an open day in May 2017, by FEC representatives, that there would be minimal impact on the historic interior of the town hall as it was to be an ApartHotel, not a traditional, serviced hotel. I was told this meant there would be no kitchens or restaurants as they are rented rooms only with small kitchen areas so no need for communal eating areas. Rooms could be rented long term I was told - like short term renting rather than usual hotel bookings. I now understand this is not so - it will be a hotel which requires a large commercial kitchen and restaurant. Where will these go? What impact will they have on the historic areas?</p> <p>11 Impact on local services The large number of residents and guests crammed into a small, already busy area, will adversely impact on various services. What plans are there to account for this by improvements to Buses - already overcrowded and get caught up in local traffic. Even if more buses are put on this will just make traffic on local roads worse Schools - what is planned for increased need for school places locally? Health services ¿ what has been done to increase GP provision when several local practices have</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>very recently closed leading to huge increases for remaining? How will they cope with increases? Street parking</p> <p>Overall I feel we have too little firm information or facts about this massive development or 'facts' change at a moment's notice. I can think of little else that would be as bad for the town hall and the surrounding area than this plan.</p> <p>I strongly object to the application</p>
33 5	<p>Dr D. R. Griffiths 108 Mount View Road London N4 4JX</p> <p>Objection to the proposal</p>	<p>The proposed development is inappropriate to the character of the area.</p>
33 6	<p>Cara Hobday 123b Hornsey Town Hall Crouch End N8 9JJ</p> <p>Objection to the proposal</p>	<p>I object to the change of use of the town hall on the grounds that the local community and workforce has an unusually high need for workspace of the type existing, and of co-working space (B1). Many people locally work as freelancers and consultants, and need a local space to work in out of home. I work as a professional food creative, one of the areas that London is famous for worldwide, and I have had a work space at the town hall for the last 2 years. I previously worked at home. During the last 2 years, my turnover and productivity has increased by 100%. Of this, approx 70% is export. The proximity to central London, the interaction with other residents, and the ethos and hard working ethic of the town hall community has made it into an ideas hub, and innovation exchange enabling entrepreneurs like me to succeed.</p> <p>The location is essential, and very valuable to me. North London is the focus of the best food activity and resource in the most innovative and creative food capital of the world, and has enabled me to provide a service as a professional food creative.</p> <p>It is also of note to me, that the new development should incorporate so many food offers, and outlets. I hope that these will incorporate local food offerings.</p>

Appendix 6 – Neighbour Consultation Responses

33 7	Mr Lucas C/O 34 Park Avenue Wood Green London N22 7EX	<p>I write with regard to the planning applications for Hornsey Town Hall and its surrounds and any plans that may be in the works that would affect the green in front of the Town Hall, and the square between it and the Town Hall building.</p> <p>I have long been concerned that the only green patch in the main street running through Crouch End could be taken and developed as the Town Hall and the area behind it are developed.</p> <p>I was present when some people raised the matter with local residents and business people at the green in question, and I know that I am far from being the only person to be concerned about the possible loss or redevelopment of the green, in particular. I can personally testify to a great deal of strong feeling and an almost unanimous consensus of feeling from a surprising wide spectrum of people in the Crouch End area. I can't recall seeing such a strong consensus against development of a spot, and it was striking just how much any loss of the green, as it is now, united opinion across different groups, including very different age groups. I saw one young man, who was in his late teens or early twenties who was a resident of the local YMCA, in passionate agreement with far more mature people who have lived in the Crouch End area for decades. He was passionately saying that he would take leaflets to the other residents of the YMCA, because he knew that they would all feel very strongly about any loss of that space.</p> <p>During the course of many discussions that took place, something came out very clearly, that I think should be made clear. The preservation of green spaces in the Crouch End area is engrained in the very fabric and identity of the place, because the local community was so in agreement that some green spaces must be preserved that it raised funds for the Clock Tower that I would have to say is very much at the centre of the identity of the place called Crouch End. I understand that they honoured the man named on that tower for his work in preserving green spaces and the character of the area.</p> <p>Add to that the strong and sometimes passionate belief that the only visible green space within the main street must not be taken, crossing the age gap of generations and so affecting people who have not lived in the area long, and it seems very much to me that no attempt should be made to take any part of the green in particular.</p> <p>I am also given to believe that the green has a covenant on it that rules out doing anything that could impede the view across the green.</p> <p>I have just been told that there is a plan to move a mature tree in that area. This and the fact that there is a requirement to replace mature trees, like for like, does not seem to be happening in the case of the mature tree that was removed from the centre of the green, leave me concerned that there is indeed a plan to</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>change the green.</p> <p>I wish to place on the record that like pretty much everyone else I know of who has expressed a view, I strongly object to the green being taken or developed.</p>
33 8	<p>Jacki Reason 29 Ella Road London N8 9EL</p> <p>Objection to the proposal</p>	<p>I have a number of objections to the planning application.</p> <p>The Town Hall and adjacent green are the heart of Crouch End. I have lived in Crouch End long enough to remember going to events in the Assembly Hall, and the range of community events in and around the Town Hall over the last few years have added to the special nature of the area.</p> <p>The proposed new buildings are in no way sympathetic to the area - they will be overbearing to both the Town Hall and the nearby streets.</p> <p>I cannot understand how a hotel - whether it's 'boutique' or an 'aparthotel' will benefit the area - or indeed work.</p> <p>The small businesses currently housed in the Town Hall have provided employment to local people - where will they go?</p> <p>I am appalled at the apparent complete lack of social housing in the proposal. There are enough developments of (very expensive) private housing in the area.</p> <p>The Town Hall Square is well-used both on a casual basis - people sitting, meeting there, children playing there - and for community events, not least the wonderful Crouch End Festival. The proposed redesign seems to disregard current activities - I am particularly concerned on the impact on the Festival.</p> <p>I acknowledge that serious investment in the Town Hall is needed (thanks to Haringey's many years of neglect), but I cannot see how the plans, as currently presented, will be a positive impact on the area.</p>
33 9	<p>Arinder Kohli 55 Glebe Road London</p> <p>Objection to the proposal</p>	<p>Please don't get rid of the only green patch in crouch end to build a hotel.</p>

Appendix 6 – Neighbour Consultation Responses

34 0	<p>Brian Bowles 30 Redston Road Crouch End London N87HJ</p>	<p>I wish to object to the proposed development of the area surrounding Hornsey Town Hall.</p> <p>The proposed structures - some at 7 storeys in height - are out of keeping with the surrounding Victorian / Edwardian architecture which rarely exceeds 2 storeys. As such these contemporary housing blocks will dwarf and detract from the local aesthetic. It is Hornsey Town Hall itself which will suffer most as the new blocks will dominate the skyline and dwarf this iconic structure.</p> <p>Objection to the proposal</p> <p>Affordable Housing. I understand that there was an initial proposal for only 4 affordable units within the new complex. Even this paltry number has been reduced to zero. Mayor Sadiq Khan and local MP Catherine West have called for 50% affordable housing in new developments. In Labour led Haringey there will be NO affordable accommodation for the less fortunate members of society. Haringey Council should ensure that any new housing development as part of the re-structuring of HTH should include a meaningful percentage of affordable housing.</p> <p>The proposed hotel. Initially the structure was to house 'a hotel'. This was then to be an 'aparthotel' which, when it fails to function as such - for why would Far Eastern tourists wish to come to Crouch End will be converted into 'apartments' (FEC neatly having got round the requirements for sufficient living space in a newly built standard flat.)</p> <p>Public Transport There is insufficient public transport to cope with the huge increase of residents and visitors to Crouch End. The W7 bus taking passengers to Finsbury Park is often already at capacity by the time it reaches Crouch End.</p> <p>The Infrastructure No account has been taken of the impact on the local infrastructure in terms of schools, doctors surgeries, parking (I understand no residents are to be issued with permits to park in the local streets - this hardly seems fair on the new occupants) and the general impact on the local community.</p> <p>The Arts Centre I have regularly attended social events and classes in the Town Hall since it was dragged back into life by ANA. I understand that this company has not been appointed to run the Arts Centre element of the Town Hall once the refurbishment has taken place. So, an untried management who is unfamiliar with the locality will be running the programme but, as yet, no details have been supplied as to how this is to function. There is no guarantee of use or access to local residents under these circumstances.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>This plan should be thrown out and FEC told to go back to the drawing board.</p> <p>I hope that the planning officers will prove to be more sympathetic to the wishes of local residents than Haringey Council has been over the decades of mismanagement of our local architectural icon.</p>
34 1	<p>A Miller 33 Braemar Avenue London N22 7BY</p> <p>Objection to the proposal</p>	<p>1. No affordable housing. This is absolutely unacceptable. Should be at least 40%</p> <p>2. Overbearing and out of scale - 5-7 storey blocks will tower over the town hall and surrounding areas</p> <p>3. Loss of facilities to local residents in semi privatisation of town hall green</p> <p>4. Inadequate transport facilities - huge pressure already on W7 bus route will be made worse</p>
34 2	<p>Josh Oldham Flat 29 Altior Court Shepherd's Hill Crouch End London N6 5RJ</p> <p>Objection to the proposal</p>	<p>I don't like the idea of public land and property being sold off to developers to make profit - especially the quoted figures of 19-20%. I do not believe that the current character of the hall will be respected, with the 5-6 story proposals sounding like an over-bearing and unsightly plan.</p> <p>As a local resident, I am also concerned about the affect this will have on local transport (particularly bus routes, and over-crowding on buses), and congestion.</p> <p>Finally, I do not really believe privatisation fits with the beliefs of many of those who voted for a Labour council, and in particular not privatisation that has a history of a lack of transparency, and such a seemingly profiteering motive.</p>
34 3	<p>Miguel Gil 18 Doran Manor, Great North Road London N2 0PB</p> <p>Objection to the proposal</p>	<p>(No Text)</p>

Appendix 6 – Neighbour Consultation Responses

34 4	Chris Starling Flat 1, Broadway House The Broadway Crouch End London N8 9SW Objection to the proposal	The plans represent an eye-sore ruining views in Crouch End. This application is a disgusting waste of public property in an area with such a shortage of affordable housing. Also, our bedroom and living room directly over-look the town hall. These works will represent significant disruption and noise pollution for a completely unacceptable length of time. Why are the council so determined to make life in this area as unpleasant for residents as possible? To profit by stripping public assets! You're worse than Tories!
34 5	Stephen Lironi 1 Hatherley Gardens N8 9JH Objection to the proposal	<p>I object to the planning application in its current form primarily on the grounds of scale and inappropriate overdevelopment of the site. I am also surprised to note that Haringey are even considering an application that has no provision for social housing.</p> <p>I urge you to reject the current plans on the following grounds:</p> <ol style="list-style-type: none"> 1. Overdevelopment of the site. 2. No social housing. 3. Swamping of transport links already at capacity. 4. Height of buildings out of character in local conservation area. 5. Misappropriation of the square in front of the town hall, which is a vital community open space in the centre of Crouch End. 6. Parking and traffic already beyond capacity. 7. The level of traffic and noise that will detrimentally impact residents of Hatherley Gardens, a small cul-de-sac . This street is to be used as access for the hotel, and will be subject to queues of idling taxis and proposed mini buses at all hours, creating extra air and noise pollution.
34 6	William Downs Flat 1 37/38 Fairfield	<p>Given the housing crisis afflicting many people, particularly young people from middle and low incomes, for this proposal to not include affordable housing is absurd.</p> <p>I understand this judgement is based on the Economic Viability Assessment, which supposes that</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Gardens London N89DD</p> <p>Objection to the proposal</p>	<p>additional costs faced by the unique nature of these works means the developers are exempt from the principles laid out in Policy 3.12 of the London (Regional) Plan. This is despite predicted profits for the developers to the tune of approx. 20%. A slight dent on this profit margin, could create much needed (genuinely affordable) housing for local residents, as well as offering a good rate of return for the developers. The predicted costs (particularly of maintenance and borrowing) seem extremely high, and must be reviewed.</p> <p>Most of us in Crouch End want to see the town hall developed and used. Most have no objection to developers profiteering out of this. As a very minimum, there must be community use and affordable housing. Without this, there will be huge resentment to the council and developers, and I predict, sustained opposition.</p>
34 7	<p>Anirudh Sood Crouch Hill Crouch End London N8 9QH</p> <p>Objection to the proposal</p>	<p>I oppose to the encroaching privitisation of public space. A tree is a public amenity for public enjoyment so the red maple tree should remain. Not only should we be protecting our mature trees, we should be actively creating green spaces not destroying them. The tree is symbolic of liberty, cutting that down would be an outrage and an insult to the spirit in which it was planted. This would also discredit the current government and perceived commitment to the values symbolised by this tree. Please listen to the public of Crouch Rnd.</p>
34 8	<p>Clare Grogan 1 Hatherley Gardens Crouch End London N8 9JH</p> <p>Objection to the proposal.</p>	<p>I am a resident of Hatherley Gardens and I want to object in the strongest terms to the plans for Hornsey Town Hall.</p> <ol style="list-style-type: none"> 1. Our street is earmarked as a main entrance and exit for traffic related to the proposed Hotel - this is a small street that already struggles with the current activities surrounding events at the Town Hall. My fear is that it would be come a giant taxi rank. 2. Our already stretched services would be under increased pressure with the volume of proposed new residents - Schools, Doctors, Public Transport. 3. As a Labour supporter I am completely outraged that our Labour majority council will agree to a plan that does not include any social housing. 4. I do not feel the proposed development is any way sympathetic to the area in which it wants to dominate. 5. As someone who knows my neighbours, our street has a number of vulnerable people living in it and this kind of development offers them nothing but disruption and anxiety.

Appendix 6 – Neighbour Consultation Responses

		<p>6. I do not want some tax avoiding company to come to my doorstep and feed falsehoods about what this development represents.</p> <p>I am not against in any way the Town Hall being developed but this is clearly the wrong one. It has absolutely no real empathy with the neighbour hood that already exists.</p>
34 9	<p>Lou Archer 136 Inderwick Road Crouch End London N8 9JT</p> <p>Objection to the proposal</p>	<p>As a local resident in Crouch End I OBJECT to the proposed planning application HGY/2017/2220 on the grounds of the significant and in some cases detrimental impact that it will have (as the plans stand) on the following...</p> <p>Restoration and other alterations to a listed building: The Town Hall is a listed building and as such it should be ensured that any redevelopment/ restoration is undertaken with consideration and care.</p> <p>Scale of new development and impact on surrounding housing: The scale of this development is extraordinarily excessive, the plans show it being 'squeezed' into a relatively small space and the impact on surrounding homes and building will be massive.</p> <p>Traffic and transport: Without a Tube station the transport situation already exceeds capacity - additional people moving into the area because of the new build will negatively impact on Traffic and Transport.</p> <p>Impact on local services: Crouch End does not currently have the capacity to manage it's already growing population - the inclusion of 100's of people accessing services will be of significant negative impact.</p> <p>Lack of affordable housing: It is unclear whether or not the numbers of affordable housing is built in line existing requirements of new builds.</p> <p>Town Hall Square: A noted feature of Crouch End that is used in its current form by many people will be reduced and access to local people will be limited.</p> <p>Density: Plans indicate that the space taken up by the proposed developments show that there will be very little space around the development.</p> <p>Arts and community space: concerns around the proposed plans for this space. Can assurances be sought that it will be used for the Arts?</p>
35 0	Crouch End Festival	(Comment Moved to Local Groups)
35 1	Elizabeth Wascha 16	The town hall should be used for purposes that serve and enrich the existing community.

Appendix 6 – Neighbour Consultation Responses

	Albany road Stroud Green London N4 4RJ Objection to the proposal	
35 2	Edward Campbell 6 Landrock Road Crouch End London N8 9HP Objection to the proposal	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we 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.</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?</p>

Appendix 6 – Neighbour Consultation Responses

		<p>6) No plan for community use 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>
35 3	<p>Dulcir Joslyn</p> <p>29 Rosebery Gardens London</p> <p>Objection to the Proposal</p>	<p>I think that the square needs to be a public space with no retail areas . There is not enough affordable housing as a hotel would be to the detriment of crouch end and it's local village feeling</p>
35 4	<p>Holly Watson</p> <p>6 Landrock Road Crouch End London N8 9HP</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these 4 we contest their Viability</p>

Appendix 6 – Neighbour Consultation Responses

		<p>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.</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?</p> <p>6) No plan for community use 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>
35 5	<p>Alice Broomhall 6 Barratt Avenue London N22 7EZ</p> <p>Objection to the proposal</p>	<p>The plans are not in line with the promises made during the tender process. A development this large is completely at odds with other development in the immediate area, and it would be such a shame to lose well-used public space, and all of the wonderful arts facilities and workshops that do so much for the local community.</p>
35 6	<p>E Spragg 9a Nelson Road Crouch End N89RX</p>	<p>Objection to the plans for the following reasons:</p> <p>The height of the development at seven storeys is completely out of keeping with the local area. It is much too high and too big, and too close to surrounding properties.</p> <p>Affordable housing has not been appropriately considered or allowed for.</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	<p>Not enough consideration has been given to the resulting impact of the proposed significantly increased number of residents on the local infrastructure including public transport with bus queues in the morning rush hour and car parking.</p> <p>Not enough consideration has been given to preserving local heritage in the town hall. Haringey must demand assurances for appropriate and sympathetic restoration work from the developers.</p> <p>The developers have not provided all the information requested e.g. realistic images of the proposed development.</p>
35 7	<p>E Rose 27 Glebe Road London N87DA</p> <p>Objection to the proposal</p>	<p>I strongly object to the proposed application on several grounds.</p> <p>Size and scale</p> <p>A building that size is not only completely out of character in a conservation area, but it will affect the amenities of the surrounding houses with regards of light and privacy. I could not see a proposed elevation plan of residential blocks A and B and how it would affect the skyline behind and around the town hall</p> <p>Density</p> <p>Lack of amenity space</p> <p>The infrastructure of the area Transport, parking, schools, doctors, traffic and other services are already overstretched. There is no social housing in the proposal</p> <p>Reduction of office and community space</p> <p>What will happen if the "aparthotel" fails? What will prevent the developers from selling these rooms as studio flats in the future? Is there a detailed viability study?</p> <p>I urge you to refuse this proposal</p>
35 8	<p>Jackie and Trevor Barre 11 Bedford Road Crouch End</p>	<p>As a Crouch End residents, we're in favour of the restoration of the town hall, but don't think this proposal is right for this asset, which is an important one, not just for Crouch End but for London as a whole.</p> <p>We object because:</p>

Appendix 6 – Neighbour Consultation Responses

	<p>London Greater London N88HL</p> <p>Objection to the proposal</p>	<p>1. The plan doesn't include any affordable/social housing Given that this is a project on public land, the lack of affordable housing is simply unacceptable. No residential project that doesn't include at least 40% affordable housing should go ahead on this site.</p> <p>2. Ambiguity over exactly what community facilities will be included Having arts facilities at the town hall over the last few years has been fantastic, and it would be tragic to lose them. The proposal doesn't guarantee of the arts centre we need to continue the activities so valued in Crouch End, eg: the Crouch End Festival.</p> <p>3. The size of the development We've no objection to homes being built - provided at least 40% are affordable - but the development proposed is too dense and will put too much pressure on local services, particularly transport.</p> <p>4. The size and shape of the development It's too high and too big, making it out of keeping with the surrounding area. It would also encroach on the boundaries of its neighbours in Weston Park and Primezone Mews.</p> <p>5.The ambiguity around the front of the town hall and the green If several restaurants are to sited here, how will the space remain genuinely public?</p> <p>6.The loss of local businesses There are currently 130 independent businesses based in the town hall. If this space is lost, where will they go? The Town Hall is the focal point of Crouch End and an asset for the whole community. Any development here should have the community at the forefront, both in terms of facilities in the Town Hall itself and any housing being built. This proposal fails to do that.</p>
35 9	<p>Ralph Harris 12 Harvey Road N8 9PA</p> <p>Objection to the proposal</p>	<p>I am concerned that the scale of the proposed new construction will have a detrimental effect on the surrounding houses and the area as a whole. Many other people have provided more detail on the negative impact and I strongly support these views.</p> <p>In addition, I object to the changes to the front landscaping including the reduction in the amount of lawn and moving of tree and planting away from the road. This will adversely affect the whole street. It is a busy road and the proximity of grass, flowers and tree provides a very attractive soft feel to the place. Reducing this will damage the quality of the whole street and area. It is not a necessary part of the scheme and should be revised. The planting at the street side of the "square" could be enhanced not reduced and thus contribute positively to the neighbourhood.</p>

Appendix 6 – Neighbour Consultation Responses

360	Tania Jackson 6 Leyden Mansion Waltersville Road Objection to the proposal	This asset is originally in council trust and needs to continual for the use of the citizens of the area and surrounding areas as Crouch End is used by a wide section, including surrounding bordering boroughs such as Islington and Enfield, the building should be open to public use and also if proposed affordable housing should be actually affordable for artists & creatives in the area as a lot have been forced out due to Crouch End becoming gentrified by over valued housing and business rates that are affordable to most in society but the 0.1% of elites. There needs to be a priority on saving and increasing green spaces as there are not enough free social areas for the community that is becoming isolated, elderly, low economic, parents with over priced mortgages. The existing trees need to be saved including the Amnesty tree that has a plaque with it planted 19 years ago. There are hardly any mature trees left in Crouch End area due to them being destroyed or chopped back, this used to be a tree lined area now its bare of trees. More available free art spaces for all ages are required, a free social club community center is necessary. The Town Hall has been neglected on purpose in order to get this into private construction company hands and this will ruin the area and never be re-established as the diverse area that it once was.
361	Jennifer Williams 42 Redston Road London N8 7HJ Objection to the proposal	I object to this development for the following reasons:- 1. Excessive size. It's too tall and too big for the local area and for Crouch End generally. The two storey homes on the adjacent streets will be dwarfed. This seems wrong for a conservation area. 2. What's the relocation plan for the local people who currently work in the Town Hall? 3. Where is the clear and satisfactory plan for parking, buses and local schools. The W7 is already under strain and the shuttle bus plan isn't very convincing. 4. I hear the much enjoyed green space used by the whole community might be spoilt by this development including the beautiful and healthy tree that was planted 20 years ago with special significance. It would be a punch in the gut of everyone who lives in the area if this is removed. I look forward to hearing your response.
362	David Crane 11 Birchington Road London N8 8HR Objection to the proposal	This huge development, giving rise to potentially more than 500 residents and over 100 hotel guests, would put considerable strain on an already stretched infrastructure. Public transport would struggle to cope, particularly the already busy W7 bus route running right by the development, but also other local bus and train routes. Many more cars will need to have parking spaces when it is already difficult finding a space. Incoming families would put a great strain on local schools and doctors surgeries, already struggling with numbers. There would be considerable extra waste collection required. The new buildings would be physically too big for the area, with the tower at seven storeys much higher than surrounding properties. The overall bulk and height of the development would be obtrusive and dominate the area, spoil the harmony of the existing buildings, and be basically unsuitable in what is a designated Conservation Area.

Appendix 6 – Neighbour Consultation Responses

		<p>Despite the very large scale of the development, there appears to be no affordable housing. This is unacceptable, and would appear to go against the borough's own requirement for a significant proportion of the development to be set aside for affordable housing.</p> <p>Detailed funding or planning for restoration work does not seem to be in the plans, which is strange given that one of the main benefits of the development is supposed to be that the old buildings are saved and restored to their former glory.</p> <p>There does not seem to be any proposal to help the existing independent businesses based at the site. These flourishing businesses would be a loss to the local economy were they to close, and this could put a considerable number of people out of work.</p> <p>There appear to be no details for funding or planning for any community use of the development. It would be a great shame not to have a community space like the Arts Centre in future, and its loss would be felt by many.</p> <p>For the reasons above I strongly object to this planning application.</p>
36 3	<p>R. Phillips 20 Wellington Ashford Avenue Hornsey</p> <p>Objection to the proposal</p>	<p>Anyone who is not spitting feathers about the proposed development around the Library, obviously hasn't heard about it. It's a disgrace.</p>
36 4	<p>J Langdale 65 Eastern Road London N22 7AS</p> <p>Objection to the proposal</p>	<p>I wish to register a strong objection to this planning application. There are many small businesses operating from the Town Hall, and I gather that there are no plans to relocate them to new affordable workspaces, which would be a terrible thing, both for customers and employees. The Council's assessment that the Town Hall is ¿vacant or underused in employment terms¿ seems bizarre. At a time when London needs to do more to foster start-ups and small businesses, this would really be a setback, and alternative co-working arrangements seem inadequate. This sort of thing has been done in my home town and it has been a disaster: whole strata of small, unique enterprises displaced and unable to find new premises.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>Hornsey Town Hall is a valuable community asset and there is no good reason for a change of use - it remains entirely appropriate for its purpose. I believe there are rules that cover this (Policy DM40 of the Local Plan): it should be demonstrated that non-designated employment land and floorspace is no longer suitable for its existing use before agreeing a change of use (in this case, from B1 business use to C1 hotel use).</p> <p>The businesses and 146 new homes proposed in this development would generate a huge amount of road traffic and I am not sure that the area can cope (at least without significantly changing the nature of Crouch End which would somewhat negate the appeal of any new flats there). The number of parking places planned (40?!) is woefully inadequate, and TfL has flagged up the fact that the W7 bus service is already stretched and have requested additional funding to mitigate the impact. There is also the question of school places for new children and health provision for nearly 500 new residents, for which I understand no plans have yet been made.</p> <p>It seems that the Town Hall Square is essentially being privatised, with its use moving from public space to largely an 'amenity' space for the Annex residents. This is unacceptable. The square MUST remain a public resource (not walled off), and continue to be used for the Crouch End Festival.</p> <p>The proposed blocks are too tall at 5-7 storeys, and overshadow the Grade II listed Town Hall and library. They encroach on the boundaries of other properties, and will lead to loss of light and privacy for neighbouring homes. This shadowing has not been fully thought through or properly mapped out. The new blocks are not in keeping with an area of mostly two-storey Victorian homes, and they show sadly uninspiring, unsympathetic design. (There is precedent for resisting this; previous schemes have been rejected for being too high, interfering with views or being out of keeping with the conservation area.)</p> <p>Additionally, it seems that the density of the new residences have been incorrectly (or at least disingenuously) calculated, by including the Town Hall Square in the development area. This means that the development exceeds density guidelines. It also fails to include any affordable housing, which adds insult to the injury already being done to a community asset (40% affordable housing recommended).</p> <p>Although Haringey is in need of new housing, this sort of high-profit non-affordable scheme at the expense of a public space is not in the wider interests of the borough.</p> <p>I cannot trust the developers to treat this important listed building with proper care, as key details of the restoration have not been clarified. There seem to have been very significant changes between the original bid and the current planning application for the Town Hall, and local councillors seem to have backed away from their previous assurances to residents. The appointment of FEC as the preferred developer does not appear to have received appropriate scrutiny, and I gather that the Council has made agreements with the</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>company without firm commitments as to their plans and intentions. The costings for the development seem unrealistic, and should be investigated further.</p> <p>I hope the Council will take notice of the strength of public feeling on this: protect the area, stand up for residents, and make sure that their concerns are properly addressed. Crouch End is such a lovely area and it deserves better.</p>
36 5	<p>Miriam Levin 2a Fairfield Road London N8 9HG</p> <p>Objection to the proposal</p>	<p>I am writing to object to the planning application for Hornsey Town Hall on the following grounds:</p> <p>1. Town Hall Square</p> <p>The designs of the square are ill thought out and created with minimal meaningful consultation. In particular, by not consulting with the Crouch End Festival over their staging of the festival on the green, the new designs (for example: the low wall around the grassed area) prohibit the festival being staged in its current form, which is a massive loss to Crouch End and the community arts scene.</p> <p>I am appalled by the loss of public open space into the hands of a private company, no matter what (as yet unseen) assurances and guarantees are provided by FEC, and this should have been avoided. In addition, the principle that residents of the Annex should use the green as their own 'amenity space' is unacceptable. The green is already heavily used public space which should not be compromised because the developer has not deemed it necessary to provide private amenity space in their form of gardens or balconies for these residents.</p> <p>2. Loss of employment space</p> <p>There are currently around 75 small businesses operating out of the town hall, employing about 130 people. Despite this, the council's Economic Development Team (EDT) commented on the planning application that HTH is 'vacant or underused in employment terms'. This is incorrect and the EDT should withdraw their approval of the scheme and submit a comment that accurately reflects the reality of the vibrancy of the current operation.</p> <p>The loss of these small businesses should be avoided, with affordable office space for micro-businesses and start-ups provided in the renovated town hall. This would be in keeping with Haringey's own Development Management Policies (DM40), which highlights the need to retain existing workspace.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>The change of use applied for in this development should be refused on the grounds that the loss of non-designated employment land should not be permitted unless it can be demonstrated that the site is no longer suitable or viable for the existing use. The use of the town hall by over 70 small, creative businesses demonstrates that this is not the case. The fact that the town hall is a grade II* listed building should also preclude the change of use from office to residential use.</p> <p>3. Arts and community space The town hall is an important heritage asset, and national guidance should be followed which states that any new uses are sustainable so that the heritage aspects of the building are safeguarded in the long term. There is an overwhelming lack of evidence about the viability and sustainability of the recently announced arts operator for the town hall, let alone any sense of artistic vision or direction. While I understand that this is outside of permissible planning objections, I want to make my views clear that this is unacceptable when the developer has had over one year to sort out this side of the development, and that Haringey Council has stressed from the start of the procurement process that having a sustainable vibrant arts centre with community use and access was key to the development.</p> <p>4. Lack of affordable housing The lack of any affordable housing units in the development is a disgrace. The council should be adhering to its own policy of getting 40% affordable housing units on all new developments, particularly on the west of the borough where there is minimal affordable housing and because the land which is to be sold is publicly owned.</p> <p>The applicant's Economic Viability Assessment should be challenged by the independent assessor, under guidance from council officers. In particular, the residential pricing inputs, the costs of borrowing and the costs of construction, are all highly questionable, which raises doubt over the applicant's claims that affordable housing is not viable.</p> <p>Further, the council should challenge the applicant's proposal for a 19-20% profit margin. While this may be usual practise by developers, this is sale of publicly owned land and the benefit derived from the sale and the concomitant development should be felt by the borough and its residents, not a privately owned development company.</p> <p>5. Objections about the process While these comments are material planning considerations, I want to raise them here. It should be unacceptable that the application as submitted by the developer bears little or no resemblance to the bid on</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>which they won the procurement exercise. As a result, it calls into question the entire procurement process and shows that other bidders were disadvantaged.</p> <p>The conduct of the Crouch End councillors has been exceptionally poor during this entire process - first from publicly proclaiming their great support for the FEC proposals over the last year, and subsequently intervening in the process via an open letter calling many of the details into question. This is inappropriate behaviour by the councillors and demonstrates that they (and council officers) had failed to carry out due diligence tests on the proposals before appointing FEC as the preferred developer.</p> <p>This is further demonstrated by the fact that Haringey has signed a development agreement with FEC prior to knowing what FEC is actually going to do. This effectively negates Haringey's negotiating position.</p>
36 6	<p>Sharon Hughes Nicol 126 Stapleton Hall Road Stroud Green London N4 4 QB</p> <p>Objection to the proposal</p>	Proposed development far to large, and totally out of keeping with area. I strongly oppose.
36 7	<p>Marianna Griffith 108 Mountview Road</p> <p>Objection to the proposal</p>	I believe that the nature of this development will not fit in with the unique characteristic of Crouch End and the ethos it has worked to create. Also aesthetically, it will not fit in with the surrounding area. There seems to be no plan for affordable housing within the development, meaning that young people, like myself, who have lived in the area all their lives, have no opportunity to continue to live in the local area, and are driven out to make way for precisely the development that is being proposed.
36 8	<p>Sarah Daman 21</p>	I do not feel that the type of housing proposed is suitable or adequate for the needs of the local community. There is a dearth of social and affordable housing in this area and it is of paramount

Appendix 6 – Neighbour Consultation Responses

	<p>Stanhope Road Highgate London N6 5AW</p> <p>Objection to the proposal</p>	<p>importance that this is addressed. Local, London and National policies demand that any new development make provision for affordable housing. None is proposed for this site.</p> <p>I contacted the Mayor of London about the proposed development and received this reply "The Mayor has been quite clear within his manifesto and his 'A City for All Londoners' publication, that securing increased provisions of affordable housing is a pressing strategic priority. The Mayor is working towards a Londonwide target for 50% of new homes built in London to be affordable, and has published strategic guidance which makes clear that residential schemes of more than 10 homes must offer at least 35% affordable housing, or be subject to a rigorous independent assessment of their financial viability. Schemes providing less than 35% affordable housing will also be subject to upwards only reappraisal of their affordable housing contribution - having regard to viability characteristics following construction</p> <p>The Mayor expects Haringey Council to appropriately apply London Plan policy and guidance when negotiating on the development proposals at the Hornsey Town Hall site in order to secure the maximum reasonable amount of affordable housing"</p>
369	<p>David Griffiths 108 Mountview Road London N4 4JX</p> <p>Objection to the proposal</p>	<p>I object to this planning application. I have lived in the Crouch End area all my life (26yrs) and I know that young people value the community feel of this area. A seven story block of flats is out of keeping with the character of the area, which has low rise buildings of architectural interest, including the Town Hall itself and the Victorian housing. The proposal for the flats does not include any affordable housing, further reducing my chances of ever being able to own my own home in the area I was brought up and went to school in.</p>
370	<p>Jane Smith 47 Rectory Gardens Hornsey London N8 7PJ</p> <p>Neither supports nor</p>	<p>I object to the scale, nature and size of this development. There are too many dwellings for the local infrastructure to handle, ie transport, schools, doctors, dentists, parking.</p> <p>The lack of social or affordable housing is shocking and not in line with the Mayor of London's targets. The seven-storey building would completely overshadow and dominate one of the historic centre-pieces of Crouch End.</p> <p>The loss of the green which is common land would be an absolute disgrace and such a loss to the town centre.</p>

Appendix 6 – Neighbour Consultation Responses

	objects	These developments if allowed to continue will completely change the character of the area.
37 1	Jane Harter 44 Lauradale Road London N2 9LU Objection to the proposal	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we 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.</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?</p> <p>6) No plan for community use 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>

Appendix 6 – Neighbour Consultation Responses

		<p>7) No detailed restoration plans</p> <p>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>
37 2	<p>M Hammond 6 Abbots Terrace Crouch Hill London N8 9DU</p> <p>Objection to the proposal</p>	<p>(Consolidated with objection #162 above)</p>
37 3	<p>Maciej Woroniecki 35 Flat A Crouch Hall Road London N88HH</p> <p>Supports the proposal</p>	<p>Having taken time to review this planning application, I am impressed by the quality of the submission and the technical studies undertaken. It is clear that the Historic Building Report is well considered and the developer has tried to balance the views of the local community with the works needed to ensure the Town Hall serves more people (and better) than it does currently.</p> <p>I am also impressed with the sensitive architecture of the proposed new blocks which reflect the character of the listed buildings close by, the improvements proposed to the square, the new public space accessed from the Hall and the better links it creates with the library.</p>
37 4	<p>Isobel Salisbury 19 Rosebery Gardens Crouch End London N8 8SH</p> <p>Objection to the proposal</p>	<p>I see the HTH as the centre of Crouch End, so much activity and life revolves around it. Any change of use needs to be much more sensitively thought through and the needs of local people taken into account because this building plan will be a huge blot on the landscape in the heart of this community. Our public spaces must be protected as they are our social capital without which our societies have no quality of life. The planning application pays no meaningful regard to the actual present day use of the Town Hall Square, where people meet hold community functions regularly. How will our children be kept safe with a shuttle bus potentially driving in and out all day? Will all this be lost just so that FEC gain even greater profit? Why is a hotel being built in Crouch End where there are no links to the underground?</p>

Appendix 6 – Neighbour Consultation Responses

37 5	<p>Susan Jones 22c Coolhurst Road Crouch End London N8 8EL</p> <p>Objection to the proposal</p>	<p>This proposal does not represent the best for the building or for Crouch End - the insertion of a hotel does significant harm to the listed building, at significant cost, to enable a use that is inappropriate for the area.</p> <ul style="list-style-type: none"> - The proposed spaces that could enable concerts and performance may be appropriate in size and layout but without clear programme and appraisal of viability for use the entire operation that would be designated as 'community use' there can be no certainty that these proposed alterations are sustainable. - The enabling housing development (block A and B) is vastly overscaled and there is no justification at all for any increase in volume on the consented scheme, which itself was too large in comparison to the conservation area the site sits in. - The amount of office or studio space that the current tenants of the building use is drastically reduced to enable a change of use for a vast proportion of the building. This change of use cannot be justified. Only a fraction of space is allocated for the tenants use, and mostly in an open-plan form that is inappropriate for many of them. - There is an incompatible and unsustainable mix of uses - the nature of a community centre which is welcoming and inclusive to all is contrary to the nature of a hotel, which in all but the lowest budget hotels would not normally allow such access, and would more normally advertise exclusivity rather than inclusivity. If this unique combination is in fact viable for both uses side by side, sharing the same town square frontage, this needs to be demonstrated in clearer operational terms, internal details and realistic views of the shared spaces. - The Crouch End Festival is also an important aspect of the public life of the square. It is not clear that this has been a consideration of the design of the square - if it is, a basic consideration such as where the stage would appropriately sit would be obvious. The presence of a drop-off area is also a problem, as this will significantly harm the pedestrian use of the square. There are a large number of young children that run and scoot around without the concern of vehicles, and as the primary open space in the centre of the neighbourhood this would be a serious loss to publicly-accessible land, if not now publicly owned land. Vehicle use, apart from festival set-up and maintenance should be limited to the back of the site. - If a consent is given for this scheme, it should be at the very least, incorporate: <ul style="list-style-type: none"> o A reduced loss of workspace, and more appropriate accommodation for the current business tenants of the town hall, rather than open desks. o Reduced scale of housing, appropriate to the conservation area. o Clearer intentions for community uses intended for the building. o Safeguard the town hall square for pedestrian-only access - please acknowledge that the main point of
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Appendix 6 – Neighbour Consultation Responses

		arrival for a 67 room hotel in an area poorly served by public transport, if you believe this to be viable, needs adequate drop-off capability. This should somehow be redesigned to be at the rear of the site, rather than occupying the primary public outdoor space of Crouch End.
37 6	Patricia Lassalle 34 Stanhope Road London N6 5NG Objection to the proposal	In the times we live in our sense of community is vital. Public spaces like the Town Hall Square, where young and old gather, and have a sense of belonging need to be protected.
37 7	Belinda Chorley Rathcoole Gardens London N8 9NE Objection to the proposal	<p>As a designer my business has benefited greatly by being able to run my studio/ workshop in HTH where all my collections are developed.</p> <p>I have generated work to local machinists from film and theatrical costumes, who have come and worked for me in the studio.</p> <p>Without the benefit of being able to fit my Bridal customers in the beautiful Lord Mayors office, I believe my business would not have prospered in the way it has in the last year.</p> <p>However this move from HTH will definitely have a detrimental effect on business.</p> <p>1.Clients will travel to Crouch End but are less likely to make an appointment when I move to another away from the area. These clients and clients from crouch End will have to travel further out of crouch End for their appointments with me.</p> <p>2. The astronomical cost of shop front in Crouch End does not make it financially viable to rent on the highest.</p> <p>3.During holiday time my daughter uses the facilities like roller skating and dancing, so as a family we were able to work whilst our daughter was having fun, was safe and getting exercise.</p> <p>I understand that wedding ceremonies will still be able to take place in the 'New' Town hall.</p> <p>Will there be affordable workshop/studio space for creatives' like myself, to return to once the renovation is</p>

Appendix 6 – Neighbour Consultation Responses

		complete? Can you advise of the how the Lord Mayors office will be used ?
37 8	Ms M E Jennings 6 Tor House Shepherds Hill Highgate London N6 5QL Objection to the proposal	I object to the planning application on the basis of lack of affordable housing. The London Plan (2016) policy 3.12 requires that the maximum reasonable amount of affordable housing should be sought from individual schemes. Following the principles laid out in the Planning Inspectorate's Appeal Decision APP/V5570/W/16/3151698 of 19th June 2017 Haringey Council should refuse planning permission. The nearby planning application included provision of affordable housing of 10% at social housing target rent and developer profit of 10%. Nonetheless the Planning Inspector's decision was that 'the appeal proposal would not provide the maximum reasonable level of affordable housing in accordance with Policies 3.12 of the LP'. Full details are available here: http://planning.islington.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=437877&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Islington/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Islington/Menus/PL.xml&DAURI=PLANNING
37 9	Elizabeth Walne 40c Haringey Park London N89JD Objection to the proposal	Whilst I do sympathise with the difficulty the council faces in terms of the on-going cost of maintaining the site and the challenges of restoring it, I have a number of material concerns which have led me to object to the proposals. Overall principle objections 1. The values and needs of this borough's constituents have not been taken into account in the plans whatsoever. The scheme delivers no social housing, which is badly needed, and proposes a hotel which does not service the needs of local residents, yet will add unacceptable burdens on infrastructure, particularly as regards to noise and transport disturbance. Parking, transport, and infrastructure 2. As Haringey Park is the closest road to the town centre, many people visiting Crouch End understandably use this road for parking, even though it is a residential road. This is the case for the other neighbouring streets as well. As residents with a parking permit, it is already an on-going struggle to find parking spaces anywhere nearby (bearing in mind that we also pay for the privilege). The proposals are for 145 units of housing and 65 hotel rooms: I simply cannot see how such an increase in demand can avoid having a detrimental and overbearing impact to the surrounding residential area in terms of parking.

Appendix 6 – Neighbour Consultation Responses

	<p>3. Specific concerns are highlighted as follows:</p> <p>It is my understanding that 40 or 45 parking spaces (it is not clear which as the plans contain conflicting information) will be made available for residents of the new development. TfL have deemed the proposals for parking at a ratio of 0.3 spaces per unit (assuming 45 spaces). It is my objection that what is being proposed is misleading for the following reasons:</p> <p>The proposals are misleading. They propose the removal of 35 existing parking spaces from the library car park (not to mention the adjunct council overflow car park currently used for events, which I'd estimate at about 70 parking spaces), yet this is not explicitly acknowledged in the plans or the travel and transport assessments, and no impact assessment has been made. The reality is that as a result the net number of parking spaces is being significantly reduced, and the parking spaces that are provided in lieu will no longer be available for public use. The impact to parking is therefore likely to be much more significant than the proposals suggest.</p> <p>- There appears to be no additional parking whatsoever associated with the hotel. Considering the extremely high number of additional journeys associated with the hotel development as weighed up in the transport plan, this is very concerning. In particular, the transport plan isn't clear on its impact assessment as to how service contractors will be managed. Given this is a hotel, requiring frequent daily visits from outside contractors with large vehicles, this doesn't appear to have been adequately planned for. The number of spaces should be greatly increased to at least match that of the earlier proposal, where 64 parking spaces were granted for a smaller number of units, to include some additional public parking. Greater consideration should also be given to the daily service requirements of the hotel, in terms of both access and parking.</p> <p>4. I further understand that another contractual stipulation will be that owners or tenants of the new units who don't have parking spaces provided for them with the new development will be prohibited from buying resident parking permits from the Council (and will be restricted in terms of the number of visitor parking permits assigned to them), as per Section 6.7.6 of the Travel Plan. This is welcome. Yet I ask that this should be a) written into the contracts in perpetuity and b) that plans be put in place by the council to properly monitor and enforce proper usage.</p> <p>5. Many permit holders in the vicinity are already unhappy with paying for the system of paid parking permits where restrictions are made to parking for a mere two hours each day. Under the current system,</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>this doesn't do nearly enough to ensure residents have priority for parking. This will be exacerbated significantly by the daily increase in numbers of road users, and more especially events at the development, which are expected to generate a large number of additional trips, and for which there are currently no plans at all proposed to manage demand for transport and parking.</p> <p>The overall impact on the surrounding residential streets is likely to be significant, and overbearing. In the interests of residents adversely affected by the disturbance, I therefore also ask that the council give consideration to:</p> <p>a) Extending the hours of restriction from 2 hours a day to all day during the week plus Saturdays. Parking is already currently very difficult for residents with permits (who pay for the privilege), and this will be greatly exacerbated both during the construction works and when the development is complete.</p> <p>Moreover, currently, Haringey Council does not apply policy equitably within the borough. For example, the residential roads leading off Green Lanes in Haringey have much more rigorous restrictions, and it seems a reasonable ask that the same restrictions should be applied to the residential streets directly surrounding this development, as soon as construction begins.</p> <p>b) Implementing further traffic calming measures on the road, to help mitigate the impact of the proposals by ensuring a pedestrian friendly environment.</p> <p>c) TfL have requested 'flexibility' to use s106 agreement funds as they see fit. It would be helpful if the council could seek clarification on what such 'flexibility' means in reality. As TfL acknowledge, the W7 is operating at capacity, and it is right that s106 funds diverted to TfL through this development should go towards increasing the number of journeys of this service rather than subsidise any other transport services, as seems to be implied.</p> <p>More generally, I simply don't accept the case made by the planning application that any of this can be alleviated with increased emphasis on cycling (there is no cycling infrastructure, or room to create any), or buses, which are at full capacity during peak times. There are simply too many units being proposed.</p> <p>Noise</p> <p>6. I was very concerned by the noise survey. This only looked at indoor and not outdoor noise. Yet a roof terrace bar was proposed very late on in the development plans (it didn't feature in earlier plans), plus a new public outdoor space is being proposed very near to the library (which includes a reference library, which is widely used by the community as a place for quiet working and study). It seems wholly</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>inadequate, then, that the noise survey doesn't cover the impact outdoors. Events outside the town hall (for example the Crouch End Festival) carry a lot of noise into the surrounding streets. This is fine as this is a one off, but this would be a concern if this was to be a very regular occurrence. Relatedly, consideration should also be given to restricting hours to the roof terrace bar to minimise any disturbance.</p> <p>7. I am concerned that the viability assessment benchmarks potential revenue has seen it fit to benchmark against nightclubs. I hope and trust this is not what FEC are proposing in terms of events. It would be helpful to get clarification on this point.</p> <p>Access and use of the Town Hall square</p> <p>8. Although not a material concern, there does also seem to be a lot of widespread distrust of the proposals for the Town Hall square. This follows a wider trend of public spaces being brought up by developers, who then impose their own restrictions as to access and propriety. I would therefore request that the policies relating to any access restrictions and enforcement is made transparent by the developer as soon as is practicable. Ultimately there is a question as to what benefit there will be to the developer unless there are plans to adjust the function of the site to discourage public access.</p> <p>Social housing</p> <p>9. It is unacceptable that there is no social housing part of the scheme in a borough that desperately lacks social housing, and needs it, yet there is a £22 million profit for the developers. I don't see how the council can possibly fulfil it's borough plan commitments on the delivery of affordable housing unless the mix changes substantially.</p> <p>Thank you for considering the above objections. Please don't hesitate to contact me if you have any questions on any of the above points.</p>
380	<p>Victoria Jolliffe Flat 2, 31 Fairfield Gardens N8 9DD</p> <p>Objection to the proposal</p>	<p>The planning application contains no provision for social or affordable housing despite the unredacted figures showing that a truly mixed development, with a high percentage of affordable/council housing, is viable. Building more unaffordable flats in Crouch End will do nothing to address the housing crisis and is an unacceptable use of formerly public land. This is an opportunity for the council to insist on council housing (not just "affordable" housing) being built in the centre of Crouch End: something that will truly benefit the community.</p> <p>The lack of clarity surrounding the "hotel" is a matter of concern. Until there is certainty about how the hotel is going to operate, eg whether it is anticipated that the rooms will be used as essentially long stay</p>

Appendix 6 – Neighbour Consultation Responses

		apartments, there is an insufficient basis on which to assess how local service and in particular, transport, will be affected. The consultations to date have been particularly unclear on whether this is a hotel, or an aparthotel and, if the latter, what precisely that means.
38 1	Robertson 6 Ivy Gardens London Objection to the proposal	I am disappointed and saddened to hear that the red maple tree in the green outside the Town Hall and planted by Amnesty International is going to be removed. I object strongly to this as the tree is a symbol of hope for those suffering abuse of human rights. Please keep our tree.
38 2	Nick Rider 18 Hillfield Avenue Hornsey London N8 7DT Objection to the proposal	I wish to register objections to the current planning application re Hornsey Town Hall. The application includes the proposal to include a hotel, but there is far too little I can find (there are so many different documents here that they act as a block to private citizens trying to find out what this scheme actually amounts to) of any detail on what exactly this hotel is intended to be, what are the financial guarantees behind it, etc. And the company Dorsett Hotels/FEC has no other remotely similar hotel in its portfolio, so there is nothing there on which to base a judgement. Far more information on what the hotel scheme actually involves is essential before this application can be properly considered and even more for it to be accepted. More specifically, I see the plans include a proposal to fell the maple tree in the town hall square planted by Hornsey & Wood Green Amnesty in 1998 to mark the 50th anniversary of the Universal Declaration of Human Rights. This is unacceptable because -The tree greatly enhances the square and as far as anyone knows is completely healthy. -It has historical and social significance. -The planning application promises only 'Alterations and landscaping improvements to the town hall square and open spaces'. Felling the tree would not be an improvement, but the opposite, it is incompatible with this aim, and would suggest that such assurances are worthless.
38 3	Mr and Mrs Farr 27 Carysfort Road	We wish to object strongly to this planning application. a) The mass and scale of the proposed blocks of flats are totally inappropriate for this village-like area.

Appendix 6 – Neighbour Consultation Responses

	<p>Crouch End London N8 8RA</p> <p>Objection to the proposal</p>	<p>Only the tower of the existing town hall is slightly higher. It is acceptable for a tower or steeple which are individual landmarks to be high but not for this to become general. Crouch End is predominantly two storey Victorian houses. It is this that gives the area its character. It is totally wrong to impose something so large and dense in its heart.</p> <p>b) If this planning application were to be granted it would have a knock-on effect and the whole of Crouch End could be irreparably damaged.</p> <p>c) The scale of the development is too great for the services such as parking, local bus transport and traffic on our narrow roads in the centre of Crouch End, both during construction and after.</p>
38 4	<p>Frank Prenesti 29A Cecile Park London N8 9AX</p> <p>Objection to the proposal</p>	<p>I am writing to object to the proposed development of the Hornsey Town Hall. I am in favour of refurbishing the building, but the present plans submitted beg more questions than they currently answer. In particular I would draw attention to the scale of the proposed new buildings and their height in relation to the neighbourhood. Crouch End is a suburb characterised by its Victorian architecture. Even though the town hall itself was completed in 1935 it has managed to blend in with the area as a whole & something the new plans, with buildings of five, six and seven storeys, fail to do.</p> <p>The council's own planning policy guidance states: 'The council encourages the use of the historic environment as a basis for good quality design and positive change'.</p> <p>I contend that the proposed new buildings are simply too high and in no way bear any relation to the surrounding conservation area or the council's own policy as stated above.</p> <p>I also disagree with the assessment in the Hornsey Town Hall Planning Statement of July 2017 which claims that dwellings on Weston Park are four storeys tall. The council's own Conservation Area Character Appraisal (7.4) says Weston Park is lined by two storey terraces with attics and semi-detached properties all of which are considered to make a positive contribution to the character and appearance of this part of the conservation area.</p> <p>On the Haringey Park side of the proposed development homes are two storeys described in Haringey's Conservation Area No.5 Conservation Area Character Appraisal as 'Victorian Villas'.</p> <p>The Planning Statement also refers to the other policies in its submission: These include the London Mayor's Supplementary Planning Guidance that states:</p>

Appendix 6 – Neighbour Consultation Responses

		<p>-The Mayor encourages a design approach that carefully responds to the whole context of a development and builds on an understanding of the place, the observation of existing assets, and the local authority's existing vision or spatial strategy for the area. Through scale, material, massing and building type, development should take account of the existing character and urban grain of a place and build on its positive elements.</p> <p>This view is echoed in Strategic policy SP11: 'All development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of H of place and identity.'</p> <p>The plans fail to reflect any of this local and Greater London guidance. This is reinforced by the Conservation Area's own stated appraisals of the affected surrounding area. Block A is built too close to the boundary of the site causing overlooking to Primezone Mews, Haringey Park and Weston Park. The new Mews block is immediately on the boundary of properties in Weston Park. This will result in a loss of daylight and sunlight on properties adjoining the development, both within the houses and in their private amenity space, in particular the gardens and backs of Weston Park and Primezone Mews.</p>
38 5	<p>A Dewar 43 Rosebery Gardens N88SH</p> <p>Objection to the proposal</p>	<ul style="list-style-type: none"> - Change of use to a hotel. - Change of size of housing development from 5 stories to 7 stories. - Increased ridership on an already over subscribed W7. - Increased applications to oversubscribed local schools. - Increased pressure on local Dr and Dental surgeries. - Only 40 parking spaces for 146 housing units. - Change in look of the Victorian village feel of Crouch End. - No "Makers Spaces" in the community access portion of the building.
38 6	<p>Michele Wyckoff Smith 1 Etheldene Avenue Hornsey Crouch End London N10 3QG</p>	<p>I would like to object to the Planning Application on the following points:</p> <ol style="list-style-type: none"> 1. There is a change of use to the main Hornsey Town Hall to be used as a hotel now. This was not part of the original specifications. 2. There is no affordable housing in the housing portion of the application. This is directly against the Mayor of London's initiative to create more affordable housing. 3. Change of size of housing development from 5 stories to 7 floors. This change of size will create a much more densely populated housing structure resulting in additional pressures on transportation, parking,

Appendix 6 – Neighbour Consultation Responses

	<p>Objection to the proposal</p>	<p>school places and NHS services. All of these items are already at maximum capacity in Crouch End and local environs</p> <p>4. With the increased height of the building, there will be a change of sky line in the this historic Victorian village. The new building, if built at 7 stories, will loom over the centre of Crouch End and completely change the character of the area. The historic, Grade 2 listed tower of the Hornsey Town Hall, which can be seen as far away as the upper reaches of Crouch End, Alexandra Palace and Highgate, will now be dwarfed by the large building.</p> <p>5. As a person who rides the W7 close to the beginning of the route, there is often only standing room in the morning before it gets to the Alexandra Palace stop on Park Road. The queues to get on the W7 are already stretched back to the Clock Tower in the morning. The increased ridership on an already over subscribed W7 will push it over the brink.</p> <p>6. Schools in the area are already very oversubscribed. This means that local children can't even get into a school that is a short walking distance to their homes. Additional school places MUST be created in the local Primary and Secondary Schools to accommodate an additional 146 households.</p> <p>7. Over the past 2 1/2 years local entrepreneurs have brought the building back to life by taking start up businesses off of their kitchen tables and bring them to life in the HTH Arts Centre. This has been a boost for the local economy through increased revenue of the businesses (paying more taxes into the HRMC and the overall economy), increased footfall to other business in Crouch End and creating a healthier financial atmosphere to the area. Whilst there are "desk" spaces on the new planning application, there are not "Makers Spaces" e.g. studios, nor small offices to keep these start up / entrepreneurial businesses continuing. Most of the so called "community access" area that will be earmarked for hot desking, will not allow for the entrepreneurial community to thrive. Businesses need offices where they can close and lock their doors at the end of the evening. Artists/Jewellers/Milliners/Textile designers need actual making space, not just desk space.</p> <p>8. There is no gallery space outlined in the current planning application. This has been an asset to the community during the 2 1/2 years the building has been open to the public. It should be accommodated in the new plans.</p> <p>9. Only 40 parking spaces for 146 housing units will increase parking demands in the Crouch End and local environs.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>10. Finally, the 70 businesses, or 125 people who have been in the building for the past 2 1/2 years will suddenly to without studio and work space as soon as the building is taken away from the public. For many, this will cause the collapse of their businesses, livelihood and community. Without realising it, the council has built an amazing social enterprise scheme overseen by the creative ANA Production group. This has enriched the Crouch End Area and helped the local economy in many ways. With the development of the main building into an ApartHotel, this valuable group of start up businesses, also know as the Hornsey Town Hall Traders Association, will be left homeless, potentially putting additional strains onto the Council.</p>
38 7	<p>Ruth Draper 14 Summerlee Gardens London N29QN</p> <p>Objection to the proposal</p>	<p>The plan is totally unsuitable for the local area; the area in front is CRUCIAL for the local community. No thought has been given to their well being.</p> <p>Please reconsider, as this is an opportunity to stop the destruction of our local environment</p>
38 8	<p>Frank Prenesti 29A Cecile Park London N8 9AX</p> <p>Objection to the proposal</p>	<p>I am writing to object to this planning application. The Town Hall is a listed building, yet there appears to be little in the way of concrete detail on how the developer intends to refurbish it. The council consistently acts as if the structure is unsafe, and yet it is actually in sound condition. Neglect by its current owners is to blame for it's rather sad internal appearance.</p> <p>I do not feel the developer has supplied sufficient information on its restoration plans, especially on the materials to be used on the interior, which requires a sympathetic touch to return it to its original character. These plans should be scrutinised more fully, in particular around who will supervise any restoration and where the responsibility for maintenance and upkeep lies. The Town Hall should be refurbished first so proper governance can take place. Any construction of dwellings should occur only after this has been done.</p> <p>I urge the committee to reject this application.</p>

Appendix 6 – Neighbour Consultation Responses

38 9	Phil Martin	<p>My objections are:</p> <ol style="list-style-type: none"> 1)Haringeys policy is to leave all tress in situ unless they are diseased or are in danger of toppling. 2)This tree is healthy strong and beautiful. 3)The tree is part of the iconic image of Crouch End. 4)It is a local amenity giving pleasure to many. 5)Assurances were given the green area in front of the town hall would be unaffected by the development of the Town Hall. 6)Felling this tree would again show how the elected council is prepared to ride roughshod over the wishes of residents.
39 0	Tess Beazley	<p>I wish to register an objection to the plan to fell the maple tree in the square in front of the town hall which was planted by Hornsey & Wood Green Amnesty on 12/12/1998 to mark the 50th anniversary of the Universal Declaration of Human Rights.</p> <p>My objections are three.</p> <ol style="list-style-type: none"> 1) The tree much enhances the square and as I understand is perfectly healthy. 2) Because of its history it is of historical and social interest. 3) The Town Hall site developers have given assurances that the green in front of the Town Hall will not be affected by the new Town Hall Developments. Felling the tree would show that such assurances are worthless.
39 1	Bob West 24 Ossian Road London N4 4EA	<p>Please register my objection to the proposed felling of this tree on the grounds that:-</p> <ol style="list-style-type: none"> a) It is of high amenity value b). It is to celebrate human rights c). Its removal is not required for development as a necessary enabling action d). It has high ecological value as do almost all street trees
39 2	Matthew Fielden and Aisling Ni Bhriain	<p>Thank you for the opportunity to comment on this planning application. We are the joint owners of 22 Primezone Mews, N8 9JP. We wish to inform the Authority that we object to the Planning Application for seven main reasons:</p> <ol style="list-style-type: none"> 1. The proposed development would be too large, too dense and too tall. “Provision of 146 residential units comprising: the erection of a 7 storey building” (directly next to our property) and very close to the perimeter of Primezone Mews. We are concerned that the proposed development is out of all proportion to surrounding properties (residential and other) and not in-keeping with the spirit of the neighbourhood and

Appendix 6 – Neighbour Consultation Responses

		<p>requirements of a conservation area. (Principle, Overbearing and Out-of-character)</p> <p>2. The proposed new buildings would loom over our property and the rest of Primezone Mews. We are located at the end of the Mews closest to the proposed development. We are concerned that we would be grossly overlooked and the amount of sunlight we receive reduced. There would be direct line of sight from our property to the proposed development, e.g. when sitting on our private front and top balconies and through the front windows. We can't see our property (#22) directly considered in the Supplementary Statement on Privacy and Overlooking. (Overlooking and Overshadowing)</p> <p>3. The density of the proposed development is too great. We understand that "once complete, the restoration of the Grade II* Listed Hornsey Town Hall will feature an arts centre with flexible community and events spaces, 67 room hotel, 146 residential units, restaurants and cafes". We are concerned that the scale and close proximity of the proposed development once built would cause undue disturbance to our property due to increased light and noise pollution etc. from residents and wider activities (deliveries and entertainments etc.) associated with the proposed development. (Overbearing and Disturbance)</p> <p>4. Uncertainty over the visual / aesthetic appeal of the proposed development. It is hard to judge from the images in the planning documents whether the proposed development would be designed and built in an architecturally sympathetic way to the highest standards of fit and finish. (Overbearing and Out-of-character)</p> <p>5. The negative impact on transport links. The W7 is already overstretched at rush hour with long queues and buses not stopping. We fear that the proposed development would further compound these problems. (Road Safety)</p> <p>6. The lack of social housing within the proposed development. We are in favour of supporting a diverse community in the area and can't see how this would be provided for by the proposed new development. (Principle and Out-of-character)</p> <p>7. The risk of structural damage to our property. We are concerned that there may be issues like subsidence and vibration damage etc. during the proposed excavation and construction phases etc. Has this been considered and how would we be indemnified and what financial and legal guarantees would be provided? How would this be managed in relation to our Freeholder, Net Affinity Limited, and have they been consulted on this matter? There would also be the likelihood of significant noise and air pollution during proposed construction.</p>
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Appendix 6 – Neighbour Consultation Responses

39 3	Bruce Kent	Before you destroy a healthy tree in the square in front of Hornsey Town hall would you please give a much more serious justification for doing so than has been so far provided. Trees are beautiful and useful and to remove them without a very serious reason is deplorable Thank you Bruce Kent
39 4	Lucy Chapman 34 North View Road Hornsey London N8 7LL Objection to the proposal	I object to this development for the following reasons: - No affordable housing included on the plan. - Increased ridership on an already over subscribed W7. - Only 40 parking spaces for 146 housing units. - No "Makers Spaces" in the community access portion of the building.
39 5	Frank Prenesti 29A Cecile Park London N8 9AX Objection to the proposal	Both the developer and the council have failed to establish who will own the square in front of the town hall, which was originally designed to be a public space and has been enjoyed by the entire community. The committee must put in place cast iron guarantees that this space will not be privatised and remain open for all to enjoy with no closures for private commercial purposes. London is already suffering from a growing practice of public space being handed to developers who then employ security guards to enforce draconian rules. This cannot be allowed to happen here. In addition, the developer has suggested that this space could be used as 'amenity' for residents of the proposed annexe. This would place an already popular area under more pressure and create unnecessary tension. Perhaps if the developer is so concerned about the amenity needs of future residents it could reduce the number of dwellings at the rear and provide open space for them to enjoy around their own 'homes'. From an architectural perspective, there is no need for any wall to be built around the green. I believe the Crouch End Festival has stated that this, along with the redesign, will make staging the festival in its current form impossible.

Appendix 6 – Neighbour Consultation Responses

39 6	<p>Ms M E Jennings 6 Tor House Shepherds Hill Highgate London N6 5QL</p> <p>Objection to the proposal</p>	<p>I object to the application/s for Listed Building Consent on the basis that the proposal constitutes significant physical harm to the Grade II* listed building, which has not been justified. National Panning Policy 12 Conserving and enhancing the historic environment (para 132) requires that 'substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'. Hornsey Town Hall is a Grade II* building, which means that it is a particularly important building of more than special interest. Only 5.8% of listed buildings are Grade II*. Even the basic Historic England list entry summary makes it clear that the Hornsey Town Hall is a building of national importance. Please see https://historicengland.org.uk/listing/the-list/list-entry/1263688</p> <p>The application/s for Listed Building consent should normally provide the justification for the damage to the building on the basis of greater public benefit. However in this case, it does not seek to justify the physical harm to the Grade II* listed building at all. Instead the application/s cross references to the Design and Access statement. Pages 72 to 75 of the Design and Access statement make it clear that Listed Building consent is being sought for replacement of the majority of the windows with 'slimline double glazing' or refurbishment and secondary double glazing. This constitutes significant physical harm to the building.</p> <p>The design of the windows is, even from Historic England's basic listing information, critical to the particular importance of the building. A proposal for 'slimline double glazing' may be acceptable for an unimportant building in a conservation area but it is simply unthinkable for a Grade II* listed building.</p> <p>Quite basic advice from Historic England appears not to have been considered https://www.historicengland.org.uk/advice/technical-advice/buildings/principles-of-repair-for-historicbuildings/</p> <p>In particular Historic England's advice on secondary double glazing https://content.historicengland.org.uk/images-books/publications/eehb-secondary-glazingwindows/heag085-secondary-glazing.pdf/ and on draught proofing https://content.historicengland.org.uk/images-books/publications/eehb-draught-proofing-windowsdoors/heag084-draughtproofing.pdf/ .</p> <p>I would have expected the application/s for Listed Building to address the principals of practical building conservation https://www.historicengland.org.uk/imagesbooks/publications/building-environment-conservation/ , as well as the basics of conservation https://www.historicengland.org.uk/images-books/publications/conservation-basics-conservation/ .</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>The Supreme Court, a Grade II listed building, has been carefully retrofitted with secondary double glazing. At no point is there any advice from Conservation Experts to advocate either 'slimline double glazing' or refurbishment and secondary glazing. The lack of justification of the works from Conservation Experts applies equally to the other aspects of the proposal, none of which have been justified in any manner. The applicant's failure to set out and justify on balance the harm proposed to the Grade II* Listed Building leave the Planning Officer with no alternative other than to reject the application/s for Listed Building Consent.</p>
39 7	<p>Navdeep K 59 Hillfield Avenue London N8 7DS Objection to the proposal</p>	<p>Desperate need for social housing has been completely disregarded. The building is a community space now and valued by the community. A hotel is not what the area needs, instead plans should be made to restore the town hall and to build affordable housing as part of the project.</p>
39 8	<p>Dimitrios Charalampopoulos 176, Flat A Weston Park London Objection to the proposal</p>	<p>This will change Crouch End and the negatives will be more than the positives. There is no plan for the extra people that will come to Crouch and affect the traffic, the extra children at the schools, local surgeries and parking spaces.</p>
39 9	<p>Jabob O'Callaghan 74 Hillfield Avenue Hornsey London N8 7DN</p>	<p>Hornsey Town Hall is noted as the first public building in the modernist style, and as such has an community and educational value. It is Grade II* listed. It is the centrepiece of a modern public agora clustered around a green space, with a library and art gallery adjoining. It was a public performance resource for Crouch End. Many famous music groups played there. Its council chamber was striking. It should have remained in municipal use. Much of the interest lies in the detailing within the building.</p> <ul style="list-style-type: none"> - The application detracts from and is inappropriate to this status. - It is over dense and its height overshadows and bullies the listed building - and destroys its setting. - It makes insufficient provision for public usage and appreciation of the interior.

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	
400	<p>Stephen Richter 53 Weston Park London N8 9SY</p> <p>Objection to the proposal</p>	<p>I don't really regard this issue as an objection - more just a case of pointing out that I think a mistake has been made and the Council should be aware of it. What do you advise?</p> <p>This tree lies at the end of the ramp that is now proposed to run up to the Library Annex; admittedly, it will probably not stop the use of the ramp for the required purposes. But the construction of the ramp will almost invariably affect the tree's roots - which is why it seems that the Council's Arboriculturalist should be aware of the potential problem.</p> <p>The response, whilst re-assuring on the point that the tree is not "scheduled for removal", begs the question of whether it should not have been included within the original site survey and whether or not it falls within the site boundary.</p> <p>Drawing PX321 (Existing Tree Protection and Removal Plan) shows that the group referred to as G21 lies within the site boundary, as being beyond the back-edge-of-footpath line, so the Whitebeam in the brick planter referred to in my original message must, of necessity, similarly fall within that site boundary, being in a direct line with the Library Annex and the G21 trees.</p> <p>We have to ask: why has this tree not been included on the site survey or the proposal drawings and shouldn't the Council's Arboriculturalist be seeking similar provision for its protection, as it will doubtless be doing for the G21 group and other protected trees on site.</p> <p>I attach a further photograph of the Whitebeam and the G21 group, together with the above PX321 drawing showing the red line boundary and invite you to draw your own conclusions relating to the above remarks.</p> <p>The revision to the developer's Soft Landscaping proposal, PX351 rev01, now reflects the developer's intentions relating to the Library Annex - I have not included it here as the file size is rather large.</p>
401	<p>Ethel Rimmer 18 Hillfield Avenue N8 7DT</p> <p>Objection to the proposal</p>	<p>I want to register an objection to the plan to cut down the maple tree in the square in front of the town hall. This was planted by Hornsey + Wood Green Amnesty on 12/12/1998 to mark the 50th anniversary of the Universal Declaration of Human Rights.</p> <p>I have three objections:</p> <p>The tree very much enhances the square and is perfectly healthy.</p>

Appendix 6 – Neighbour Consultation Responses

		The Town Hall site developers have given assurances that the town hall green will not be affected by the new development. Cutting down the tree shows that such assurances are worthless. It is of historical and social interest.
40 2	John Allan 75 Coleridge Road London N8 8EG	<p>I wish to register my objection to these proposals. There are numerous unsatisfactory aspects of which the following are pre-eminent –</p> <p>Density - the density figures, when correctly calculated, are grossly excessive, and as a result the whole scheme suffers from the effects of overdevelopment - inadequate open space, inadequate off-street parking, impact on local infrastructure, etc, etc.</p> <p>Height and bulk - related to above, the newbuild blocks are grossly out of scale with the surroundings & as is evident from the Townscape Chapter of the D&A Statement. The Verified Views give no indication of the reality. At least 2 stories would need to be removed from the taller blocks to overcome this objection.</p> <p>Architectural character - the application of borrowed façade motifs from Hornsey Library cannot disguise the essentially generic character of the new blocks, which have nothing to do with the prevailing character of the local neighbourhood in the centre of Crouch End. (This is not to suggest pastiche Edwardian either.)</p> <p>Use - the proposed hotel use lacks credibility and justification. There appears to be no Business Plan to support the scheme as it stands. The assignment of upper floors in the west wing of HTH for hotel bedrooms is problematic, as these are divorced from the servicing access for this use. These spaces should remain available for community business uses.</p> <p>Social Housing - the lack of ANY genuinely affordable social housing in the development is wholly unacceptable, and surely cannot be supported by policy. Pleading non-viability is a tired excuse, and planning authorities should be interrogating the alleged arithmetic behind such cases vigorously. In short, the volume and consistency of objections to this application says it all. Just because the site has been paralysed for so long does not justify pursuing an inadequate proposal now. HTH is long overdue for revitalisation without doubt, but the basis of this particular scheme really has to be re-thought, prompting the suggestion that the application should not be determined by LB Haringey anyway, but by the Mayor.</p>
40 3	Becka McFadde 7 Park Road London N8 8TE	I wish to provide comments on the planning application in my capacity as Artistic Director of Beautiful Confusion Collective. I have been an artist in residence at Hornsey Town Hall Arts Centre since spring 2015 and worked with ANA to set up a rehearsal space in Studio 4, located at the rear of the building, opposite Hornsey Dance and adjacent to One Yoga. In addition, I have co-produced two contemporary performance festivals in the building in September 2015 and November 2016, exhibited in

Appendix 6 – Neighbour Consultation Responses

	Neither supports nor objects	<p>Ply Gallery and received funding from Arts Council England's Grants for the Arts for a dance and moving image work about the building's architecture.</p> <p>With reference to the current plans, which I have seen in a meeting with architects from MAKE, as well as at community consultations, I wish to comment on the lack of guaranteed rehearsal space for professional performing artists.</p> <p>I approached ANA in December 2014 with the idea of creating an affordable space for local artists working in dance and theatre. Affordable rehearsal space is at a premium in London and constitutes a major financial barrier to the development of emerging artists. Recent research conducted by Birkbeck shows an average hourly rate of £35/hr, up £13.58 or 25.65% since 2013, when the study was first conducted (http://www.bbk.ac.uk/english/our-research/bcct/resources/Birkbeck-Jerwood%20Space%20rehearsal%20room%20survey%20Narrative%20report%202016.pdf). The researchers also note that since 2013 'many spaces have shut down- These have tended to be smaller organisations which provided rehearsal space alongside other community services. One example is Expressions Studios in Kentish Town, which according to The Kentish Towner blog is in the process of being redeveloped into flats. North London in particular suffers from a lack of affordable rehearsal space, particularly space suitable for dance and physical theatre, where performers rehearse barefoot. Local spaces include Jackson's Lane Theatre, where rehearsal space rents from £20-35/hr.</p> <p>Responding to the need for local companies to access affordable rehearsal space, ANA worked with me to set a rate that prioritised getting exciting, contemporary work by local and London-wide emerging artists into the building. In consultation with potential users, we arrived at a rate of £10/hr + VAT for rehearsal space. During its existence, the studio has hosted over 36 artists and companies, ranging from internationally established artists to local applied arts practitioners. The space has also supported successful Arts Council applications by myself and performer and writer Laura Wyatt O'Keeffe and sent successful productions to the Vault Festival and Edinburgh and Brighton Fringes. There are also a range of evening classes operating within the space. While uncertainty around the building's future has hampered its growth, I believe that such a space has a vital role to play in the future of HTH, as well as in the creative economy of Crouch End and north and greater London.</p> <p>While the current plans make provision for event and performance space, no dedicated rehearsal spaces are indicated. It has been said on various occasions that event/performance spaces will be available for rehearsals when not otherwise in use, but this promise suggests a lack of understanding of how performing artists work. If a company has paid to rent a performance space, it is unlikely they would be comfortable with other artists occupying the space while their set and other materials are in place. It is also the case</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>that performance spaces command higher rental fees than dedicated rehearsal rooms, which have lower technical specifications and operating costs. Forcing rehearsal to compete for performance/event space will either price local artists out, or risk pushing them to back of the queue in favour of more lucrative public-facing events. In either case, HTH would stop functioning as an incubator for emerging and local professional performing arts practice. It should be noted that this cohort is distinct from the community artists associated with Crouch End Festival, though it is also the case that these spaces will be valuable assets to them as well.</p> <p>The situation of performing arts groups in the context of the current plans is analogous to that of the artists who stand to lose their creation spaces throughout the building if the plans go ahead as written. I cannot lend my support to the application unless space is guaranteed for dedicated creation spaces, as a separate category to performance and event spaces.</p>
40 4	<p>Jay Blunt 46 Mayfield Road London N89LP</p> <p>Objection to the proposal</p>	<p>I am deeply concerned about the impact of this development on public transport, parking, road traffic and pollution.</p>
40 5	<p>Frank Prenesti 29A Cecile Park London</p> <p>Objection to the proposal</p>	<p>I am writing to ask that you refuse permission for this development. The plans submitted are misleading and should be re-presented with more accurate portrayals of the new buildings. Having studied the various architectural perspectives of how the development will sit within the area I have found it impossible to gain any sense of what it will actually look like. The drawings are dominated by trees which conveniently block any view of a proposed seven story building. I walked around to Haringey Park today, and while they are magnificent trees I doubt they would screen Block A of the development. The information provided is inadequate.</p> <p>The plans also note that trees will be removed at the corner of the Library at the access point, yet, conveniently, they have been left in the drawings, once again obscuring any realistic perspective. The same goes for views from Alexandra Palace - this is amateurish and inadequate. For a real assessment to be made I believe we need to see the view in winter (when there is no leaf), more angles from Haringey and Weston Park, the view towards the library with the trees on the corner excluded. The developer should</p>

Appendix 6 – Neighbour Consultation Responses

		<p>be forced to provide these.</p> <p>While on the subject of trees, I understand that the 'Amnesty' maple tree at the front of the green facing the Broadway is slated to be felled as part of this development. If true, this would simply be an act of vandalism by both council and developer. Given that the green should remain just that, a green, there should be no need whatsoever to uproot anything. I would appreciate some clarity on this matter. Please reject this application.</p>
40 6	<p>Rachael Booth- Clibborn 42 Muswell Avenue Muswell Hill London N10 2EL</p> <p>Objection to the proposal</p>	<p>I would like to state my clear objection to this Planning Application on behalf of Muswell Hill Creatives on the following points:</p> <ol style="list-style-type: none"> 1. There is a change of use to the main Hornsey Town Hall to be used as a hotel now. This was not part of the original specifications. Without any direct tube links the viability of a hotel in Crouch End is highly questionable. 2. There is no affordable housing in the housing portion of the application. This is directly against the Mayor of London's initiative to create more affordable housing. I know of someone asking for a room to stay at in Crouch End during the week because he couldn't afford to commute from his home to work in a Crouch End supermarket every day. There is a legitimate need for affordable housing as part of ALL new developments. Four units out of a development of this size is totally unacceptable. 3. Change of size of housing development from 5 stories to 7 floors. This change of size will create a much more densely populated housing structure resulting in additional pressures on transportation, parking, school places and NHS services. All of these items are already at maximum capacity in Crouch End and local environs. 4. With the increased height of the building, there will be a change of sky line in this historic Victorian village. The new building, if built at 7 stories, will loom over the centre of Crouch End and completely change the character of the area. The historic, Grade 2 listed tower of the Hornsey Town Hall, which can be seen as far away as the upper reaches of Crouch End, Alexandra Palace and Highgate, will now be dwarfed by the large building. This is not acceptable for a residential area such as Crouch End. 5. The impact in the increased population of residents would have a direct impact on the W7 and other bus stops which already experience significant overcrowding at peak times.

Appendix 6 – Neighbour Consultation Responses

	<p>6. Schools in the area are already very oversubscribed. This means that local children can't even get into a school that is a short walking distance to their homes. Additional school places MUST be created in the local Primary and Secondary Schools to accommodate an additional 146 households. The government's current policy is to build no new schools unless they are free schools or academies. Both are extremely unpopular in Haringey.</p> <p>7. Over the past 2 1/2 years local entrepreneurs have brought the building back to life by taking start up businesses off of their kitchen tables and bring them to life in the HTH Arts Centre. This has been a boost for the local economy through increased revenue of the businesses (paying more taxes into the HRMC and the overall economy), increased footfall to other business in Crouch End and creating a healthier financial atmosphere to the area.</p> <p>Whilst there are "desk" spaces on the new planning application, there are not "Makers Spaces" e.g. studios, nor small offices to keep these start up / entrepreneurial businesses continuing. Most of the so called "community access" area that will be earmarked for hot desking, will not allow for the entrepreneurial community to thrive. Businesses need offices where they can close and lock their doors at the end of the evening. Artists/Jewellers/Milliners/Textile designers need actual making space, not just desk space. If workers need to sit at a laptop they can easily do so in one of the many cafes lining the Crouch End Broadway.</p> <p>8. There is no gallery space outlined in the current planning application. This has been an asset to the community during the 2 1/2 years the building has been open to the public. It should be accommodated in the new plans. The collective I run is holding an exhibition there shortly. There is no similar space available in Muswell Hill so a wider area than Crouch End will lose out.</p> <p>9. Only 40 parking spaces for 146 housing units will increase parking demands in the Crouch End and local environs.</p> <p>10. Finally, the 70 businesses, or 125 people who have been in the building for the past 2 1/2 years will suddenly be without studio and work space as soon as the building is taken away from the public. For many, this will cause the collapse of their businesses, livelihood and community. Without realising it, the council has built an amazing social enterprise scheme overseen by the creative ANA Production group. This has enriched the Crouch End Area and helped the local economy in many ways. With the development of the main building into an ApartHotel, this valuable group of start up businesses, also known as the Hornsey Town Hall Traders Association, will be left homeless, potentially putting additional</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>strains onto the Council.</p> <p>11. The collective I run supports local designers, makers and artists. Two of these makers are currently based in the Hornsey Town Hall and as highlighted above will be made studioless by these plans. Studio space is at a considerable premium in London. Muswell Hill and Crouch End are bursting at the seams with creatives who struggle to find space in which to create. We have a member who has to travel to the other side of Hackney to a cramped studio. It is extremely shortsighted not to incorporate studio spaces as part of this development. Creativity is the lifeblood of an area and its economic and social value must not be underestimated.</p>
40 7	<p>Caroline Graty 224C Stapleton Hall Road London N4 4QR</p> <p>Objection to the proposal</p>	<p>1) Office space - evidence for change of B1 use?</p> <p>As a freelance writer and town hall tenant who has rented a desk in shared workspace for the past year and a half, I would like to object to the change of B1 planning use that will drastically reduce the amount of studio and office space available to local businesses.</p> <p>There is clear demand for the current B1 spaces from self employed people like myself and small businesses, which add value to the local economy - the types of spaces that the Council's own planning policies prioritise. While there is some space allocated for shared workspace in the current plans, it is much less than at present and doesn't include studio/maker spaces that are currently available.</p> <p>To my knowledge there is no similar studio/office space in the local area so relocation will force me and my fellow tenants to use transport/roads and placing further strain on local infrastructure. There will also be a drop in spending in local Crouch End shops, to the detriment of the local economy.</p> <p>B1 use is clearly viable, as the offices and studios have been at or near capacity since the town hall reopened its doors around three years ago - therefore it is incumbent upon the developers to make the case for change. Is there evidence for this?</p> <p>2) Development too tall for the neighbourhood and detracts from the landmark town hall building In addition, I believe the development currently has too many storeys, will overshadow the town hall and neighbouring properties and is out of character with the area.</p>
40 8	<p>David Winskill Uplands Road Hornsey</p>	<p>I write as a long term Haringey resident and former Crouch End councillor who has taken an interest in the future of Hornsey Town Hall since before 1995.</p>

Appendix 6 – Neighbour Consultation Responses

	<p>London N8 9NJ</p> <p>Objection to the proposal</p>	<p>I wish to object to the current planning applications for several reasons but, first, I should say that I applaud the plans to restore this much neglected building back to its original condition that reflects its Grade II star listing. This is to be welcomed.. but not at any cost.</p> <p>Like many other people, I have found the changes made to the application since Haringey validated the original to be confusing. The quality of the information is inadequate and much detail is missing. The period for consultation should be extended for two weeks following the submission of the last new/amended document.</p> <p>PREVIOUS PERMISSION AND LACK OF VISION OR BUSINESS PLAN FOR HTH</p> <p>Many of the documents in the current application attempt to make the case for more flats, a high density development, taller buildings and a hotel by relying on or citing the permission first given in 2010 (HGY/2010/0502) for an enabling development to secure the future of Hornsey Town Hall. A reminder of part of the officer's 2010 recommendation is useful.</p> <p>The application was prepared in the light of a planning brief which included the following vision ... '..the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a varied and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.' Also, English Heritage commented...</p> <p>English Heritage supports the principle to repair and refurbish the Town Hall for community use, cafe, office and residential uses and recognises the detailed analysis undertaken by the Hornsey Town Hall Trust and its consultants. They also recognise that the costs of refurbishment for the Town Hall site are considerable and that the residential development is necessary for a successful scheme.</p> <p>It is clear that the application was seen as an enabling development that would guarantee a restoration of the Town Hall and also provide a significant community asset to be run by a community trust.</p> <p>The officer emphasises this when he considered the demolition of the clinic at the rear... Given its relatively limited significance, English Heritage considers its loss is outweighed by the greater benefits of securing the future of the Town Hall as a major community asset.</p> <p>The officer concludes by giving the reason for approval as ...</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>The extent of development and proposed alterations are acceptable, subject to appropriate conditions. The potential of the scheme to provide for the repair and restoration of the Town Hall as a major community resource outweighs the demolition of the Weston Park Annexe (former clinic) subject to appropriate conditions in respect of recording. The proposal is therefore considered to meet the requirements of the appropriate national and local guidance.</p> <p>The previous application was granted in the context of a scheme that would have ring-fenced the proceeds from the sale of the car park (then valued at c£10m). The capital receipt would have paid for the restoration and a long lease would be granted to HTHCT to setup and run the envisaged community resource.</p> <p>The circumstances have greatly changed in the intervening seven years: the land is now worth more than £25m. I believe that if the application of 2010 were to come to Planning Committee now with no guaranteed linkage to an ambitious agreed arts and community uses scheme, it would not be granted. I feel that the current application cherry-picks aspects of the earlier scheme (particularly the residential in the car park) and uses these as a precedent upon which to produce a more intense and crowded development but at the same time offers no settled vision for the community and arts uses that residents of Haringey could benefit from.</p> <p>After almost three years since the OJEU process was started, it is not unreasonable for the council and the community of Haringey to have a clear idea of the arts and community uses that HTH will house. The applicants have only just announced an arts operator who has made only a general statement about what is proposed. Haringey's own Policy SP15 (Culture and Leisure) sets out what its aspirations for HTH are ..</p> <p>7.2.17 The Council's vision for Hornsey Town Hall, its associated buildings and surrounding area is the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a viable and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.</p> <p>This application contains no concrete plans for the arts and community uses that will eventually be provided. Until there is certainty and guarantees have been made about the vision for and deliverability of 'a major community resource' no planning permission should be given to allow this development to proceed.</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>Further, without an agreed and deliverable business plan, it is impossible to take a view whether the activities/business in HTH will deliver a viable and sustainable future for the building. Many changes are planned to the fabric of the building (some of which will be irrevocable) and these should not be consented unless there is greater detail, more discussion and agreement of the long term financial viability of the plans.</p> <p>CONSERVATION</p> <p>When considering a development in a Conservation Area, Haringey's own test is whether the proposals preserve and enhance existing buildings and area - in this case the Grade II* listed Hornsey Town Hall and the Crouch End conservation area</p> <p>HTH is considered one of the most important municipal/heritage buildings in the country and a key aspect of the listing is the silhouette and its tower in the local area. It is considered a local landmark and a significant contributor to the Crouch End Conservation area.</p> <p>The applicants have made little effort to demonstrate that the two new seven storey blocks will 'preserve or enhance' the building's outline. Few photo-impressions of the anticipated impact have been provided and one is led to the conclusion that they are trying to minimise discussion about this aspect of the scheme.</p> <p>In 2013 an application (HGY/2013/1282) was made for an extra storey to be added to 2-4 The Broadway, N8. This building is within fifty meters of HTH and the application was refused. There were several reasons given for refusal one of which was ...</p> <p>1. The proposed roof extension, by reason of its size, scale and prominent location, would be out of keeping with the design and character of the existing building, and would have adverse effect on the appearance of the property and the visual amenity of the conservation area as a whole, contrary to the National Planning Policy Framework, March 2012 and to Policies 7.4, 7.6 and 7.8 of the London Plan 2011, Policies SP11 and SP12 of the Haringey Local Plan 2013, Saved Policies UD3 and CSV5 of the Haringey Unitary Development Plan 2006 and inconsistent with the Council's Supplementary Planning Guidance SPG1a 'Design guidance' and SPG2 'Conservation and archaeology'.</p> <p>This was for a modest single storey addition which would have the property four storeys high. The current HTH application asks for seven storeys residential blocks: clearly, this is too much and, for the sake of consistency, should be refused.</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>The blocks are too high, of poor design, unsympathetic and out of scale and keeping with the existing two/three story terraces that surround the site. The juxtaposition of building of this size will detract from the architectural and place making value of HTH.</p> <p>In applying for the East wing to be turned converted to a hotel, the applicants are, in fact, requesting conservation consent destroy the interior of this part of the Town Hall. It is of less conservation value than the more well known and celebrated public parts, but it is, nevertheless a large part of an extremely well preserved, important and rare national conservational asset.</p> <p>National guidance for heritage assets specifies that proposed new uses are sustainable. The arts and community uses are a principal public benefit of this project. Unless details about the viability of the arts centre must be submitted and assessed, permission for destruction of this part of HTH should not be given.</p> <p>OVERLOOKING</p> <p>Like many people, I was appalled by the cynical approach taken to overlooking that would be suffered by residents in Prime Zone Mews and on Weston Park by the applicants. In the EVA they have included a sum to pay compensation for claimants who will lose access to light and consequential loss of the enjoyment and amenity that they currently enjoy in their homes. Haringey has a duty of care to protect existing residents and for this reason the application to build up to seven storeys should be refused.</p> <p>CHANGE OF USE AND EMPLOYMENT</p> <p>There are currently 83 small business employing 130 people in HTH. The uses are coherent with its B1 planning class and, in applying for a change of use, the applicants are required by Haringey to demonstrate that there is no demand for office space. No such analysis or study is included in the application. The fact that these are temporary uses is irrelevant: the waiting list for spaces as they become available clearly shows that Crouch End desperately needs spaces for small and start up companies and that there is no shortage of demand.</p> <p>Further, the increase in supply and preservation of existing spaces is one of the ambitions that the Mayor has for London. Even Haringey's own policy DM 40 seeks to preserve existing workspaces.</p> <p>It is by no means clear what sort of hotel the applicants are planning: each room seems to include catering facilities and no spaces are allocated for a kitchen, service areas or other ancillary functions. It is highly unlikely that the hotel will generate any significant jobs and none that match the quality or variety of those currently available in HTH.</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>The submission by Haringey's own Economic Development Team that HTH is 'vacant or underused in employment terms' does not reflect the current activity and should be disregarded or challenged.</p> <p>TOWN HALL SQUARE</p> <p>The proposal to redevelop HTH Square suggests that the new design is more in keeping with the original than the current layout. The current layout is in need of a refresh to better serve the needs of the CEF and other users but I feel that the changes go too far away from the spirit of the Uren original. There is little detail about materials or finishes.</p> <p>I feel a more than adequate makeover could be delivered at a fraction of the cost suggested and so free up money for social/affordable/retirement housing. It is entirely inappropriate to include the square as an amenity space for housing in the annexe.</p> <p>At a pre-application consultation event, the applicants offered three options for the new square design. The one selected is considered my most people as the least worst.</p> <p>There should be a much more extensive consultation with residents, businesses and users conducted by urban realm specialists to establish the optimum and acceptable design</p> <p>SOCIAL/AFFORDABLE/RETIREMENT HOUSING</p> <p>I referred to the 2010 planning permission: it included four units of affordable housing. The current application offers no social/affordable at all and makes use of an EVA to justify this.</p> <p>The EVA submitted in the planning application makes assumptions about retail value of the housing development proposed and building and associated costs that are too wide of the mark: the former grossly underestimates the likely capital receipt and the later overestimate the costs. This has the effect reducing the anticipated profit that the developer will make.</p> <p>Haringey's local plan says that it wishes to encourage mixed and diverse communities and ensure access to housing for all. I appreciate that the winning developer accepted the obligation to refurbish HTH but feel that this does not exonerate them from working with a social housing provider to include social/affordable/retirement/supported housing in the scheme.</p> <p>If this application is permitted then a condition should be attached that specifies a minimum of 30 affordable</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>houses or an equivalent number of retirement/supported units.</p> <p>GENERAL</p> <p>I have read other people's objections and agree that - The travel need assessment for the housing development are grossly inadequate and will lead to substantially increased pressure on already overstrained public provision and parking spaces.</p> <p>- The impact of new residents in the Crouch End ward will put further pressure on waiting times and access to GPs.</p> <p>This application is of poor quality and the proposed development represents an over intensification of the site, offers no vision or sustainable uses for HTH.</p> <p>If permission for this application is granted, a clear message will be sent out to other developers that Haringey is a soft touch.</p> <p>Please recommend refusal.</p>
40 9	<p>Charlotte Lary 89 Birkbeck Road Hornsey London London N8 7PG Submission: Objection</p>	<p>The square in front of the Town Hall is invaluable green space that must be kept fully public and green, with all its trees. As it is, this plan stands to cause harm to the appearance of the Broadway and the community. There is not enough green space in the centre of Crouch End currently, and what is there must be maintained, not privatised.</p> <p>Any new housing requires adequate infrastructure for transport, schooling, access to health services and so on, and the council has not shown that this will be adequate. The priority locally should be to provide housing that is social and/or affordable, as there are people waiting to be housed decently, while pricier homes appear to be selling slowly. This is not the case with these plans.</p> <p>The new 7-storey buildings proposed will be to the detriment of the historic Hornsey library and the surrounding residential area.</p> <p>The beautiful Town Hall, a unique building which should be central to the community, is set to be altered significantly and made largely inaccessible except to hotel guests, despite the large spaces having shown themselves to be well adapted for cultural and community purposes.</p> <p>I don't believe that this site should be seen as a financial asset to milk. Any plans must show (as these fail to) that it will continue to be a community asset and have arts centre facilities guaranteed. It can be financially sustainable and a source of community wealth, rather than a goldmine that causes damage to</p>

Appendix 6 – Neighbour Consultation Responses

		the community around it. A site with a civic history, designed to be central to Crouch End and define it to an extent, should not become a sinkhole of greed and source of income to international companies.
41 0	Paul Relf 224c Stapleton Hall Road London N4 4QR Objection to the objection.	<p>As a local resident I accept that in order for Hornsey Town Hall to be restored, there needs to be a commercial benefit to the developers. The investment required to restore the building would need to be offset by the profit gained from the broader development. I, along with many other residents, accept and expect that.</p> <p>Where the concerns start is the scale of the development both within, and around the Town Hall, and the size of the profit to FEC, both seem disproportionate to the community. The future community use of the building is limited to certain areas, and with no clear 'arts centre' purpose within the planning submission. Meanwhile, FEC benefit from the proceeds of 144 flats, as well as the hotel. I object to the disposal of such a valued community asset so cheaply, with all the return going to FEC and very little coming back to the community.</p> <p>More specifically my objections:</p> <p>1 - Restoration and alterations to a listed building. I object to the proposed conversion of a substantial portion of the Town Hall building into an aparthotel. It is hard to envisage how this would not damage the fabric of the building, and the significant change of use will dramatically change the tone and feel of the remaining public spaces. The reception area does not sufficiently separate hotel from arts centre – although neither are generally available to the community in the way they are now. The loss of the Ply Gallery is a shame, as is the proposed demolition of the former council fixtures within the gallery space. On the first floor, the war memorial area and balcony will be within two sections of hotel - how is this protected for the community? Aside from the dubious viability of the hotel venture, I feel it is not an appropriate use of the building, and is too significant a change from current use.</p> <p>2 - Effect of the development on the town hall as a grade 2* listed building in a conservation area. The proposed blocks are massive. Close to surrounding streets and close to the town hall. Totally out of character with the surrounding area, they will have negative impact on the setting of the building, and also the Hornsey Library building, both completely overshadowed by 7 storey blocks. The surrounding area is predominantly 2 storey houses with attic conversions. It's been mentioned that in 2010 planning was refused to add an extra storey to the Waterstone's block on Crouch Hill because it would detract from the nature of the conservation area. This proposed development rides roughshod over that - it shows no concern for the nature of the conservation area. It shows no concern for local residents who will lose</p>

Appendix 6 – Neighbour Consultation Responses

		<p>privacy and daylight with seven storey block of flats within a few metres of their homes. The blocks are simply too big, and too close to existing properties. We know that flats need to be built to fund the whole development. We accept that flats need to be built to fund the restoration. The existing proposal takes advantage of the council's weak position and contractual obligation to develop the site. The proposal is driven by corporate greed, and a desire to squeeze as many properties into the site as is possible with no regard to the impact on the local community.</p> <p>3 - Affordable housing. Despite cramming 144 flats into vast seven storey blocks, FEC propose NO affordable units. I don't understand how the council, with its own guidelines on how many affordable units should be within new developments, can just sit back and accept FEC's own economic viability assessment. Their assessment would of course say there is no viability for affordable units. We know this is heavily biased, and as unreliable as their assessment that considers a hotel viable. Their assessment says they can't afford to include any affordable units - yet they also propose to make 20% profit on the development - millions of pounds.</p> <p>4 - Density. The London Planning Policy 3.4 is clear that the density of an urban area with a public transport accessibility rating of 2-3 should be no higher than 170 units. "Development proposals which compromise this policy should be resisted". FEC avoid this by including town hall square, the town hall itself, and the full boundaries of the site to calculate their density. This is a con, and not accepted practice. The correct density of the development is 187 units per hectare. TOO HIGH. Add to this the residents of the aparthotel, which FEC claims needs to be 80% occupancy to be viable, and you have close to 500 extra people on the site every evening. This dramatic increase in density with no enhancement to local infrastructure or transport links are too high.</p> <p>Finally, in addition to my planning objections, I also don't trust FEC to actually restore the Town Hall. Similar developments have included an escrow agreement to protect the restoration of the listed building. Similar developments have made the restoration a dependency that has to be completed first prior to consent to the rest of the scheme. We have no such safeguards here. There is nothing to stop FEC developing and selling the flats, and failing to restore the town hall. This is unfair to the community who love this building.</p>
41 1	Richard Emmerson 33 Park Avenue South	<p>We run an Osteopathy practice that inside Hornsey Town hall which primarily serves Crouch End and surrounding areas. We started as a small clinic in Crouch End in 2009. We have been grateful to ANA who have provided excellent office space to grow our practice. Since opening the clinic in June 2016 inside Hornsey Town Hall, our patient list has grown significantly. This is principally due to the central location within the community and the vibrancy surrounding the Town Hall. Our team of practitioners has increased</p>

Appendix 6 – Neighbour Consultation Responses

	London N8 8LU Objection to the proposal	<p>from 2 to 8 therapists. We work closely with the other businesses inside the Town Hall, particularly One Yoga London and Hornsey Dance.</p> <p>Contribution to local economy and community</p> <p>As Osteopaths we work within communities, the Town Hall has been central to our ability to foster and grow a presence in the local community. This kind of contribution is of clear benefit to the local economy and health of local residents and people who work in surrounding areas. 2 of our team are new graduates and we provide weekly continual professional development. 5 of our practitioners live in Crouch End and walk or cycle into work, as do the majority of our patients.</p> <p>Office use provision in the current application</p> <p>While some open-plan 'co-working space' has been provided in the current application, we object to the plans submitted, because our business would be threatened as it would not be possible to provide this service in an open plan space.</p>
41 2	Graham Tulett 71 Crouch End Crouch Hill Objection to the proposal	<p>I do not think the community is getting enough back from this sale. It should have been a partnership where most of the profits go back to the community. Also do we need more high end flats? There should be more emphasis on studio space for local businesses.</p> <p>And also the following points</p> <ul style="list-style-type: none"> - Change of use to a hotel. So new application is required - Change of size of housing development from 5 stories to 7 stories. - No affordable housing included on the plan. - Increased ridership on an already over subscribed W7. - Increased applications to oversubscribed local schools. - Increased pressure on local Dr and Dental surgeries. - Only 40 parking spaces for 146 housing units. - Change in look of the Victorian village feel of Crouch End. - No "Makers Spaces" in the community access portion of the building.
41 3	Ladia Bloom Graeme Evans 3	<p>We write to object to the planning application reference HGY/2017/2220 for the change of use, refurbishment of the Hornsey Town Hall and annexes and the creation of new housing in the Town hall and adjoining car park space.</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Hatherley Gardens Crouch End London N8 9JH Objection to the proposal</p>	<p>Firstly we found the rambling application confusing, contradictory and inadequate for the consideration of such a major development in this central Conservation area and of the Grade II listed heritage asset. The visual impact of the development and new housing blocks has not been provided, in particular from our road, Hatherley Gardens, and the key viewpoints i.e. front of Town Hall, Broadway etc. Visuals that have been provided use trees and odd aspects to obscure the real impact of the scheme.</p> <p>The application contains several contradictions regarding hotel or aparthotel, 90 day stays or 30 day stays - variations which fundamentally alter the impact and acceptability of the development, changes from promises made at the pre-application stage, and a lack of transparency as to how this scheme has progress from OJEU shortlisting, selection, and planning. Together this has undermined trust and credibility with the planning applicant and landowner, LB Haringey. Given Haringey is the planning authority this is extremely worrying and as long term residents, this process and poorly presented application does not provide faith in the democratic decision-making or its genuine independence. Given the problems of the application itself and process and lack of transparency, this would appear to leave the application/decision open to challenge. On these grounds alone we believe the current application should be withdrawn, reconsidered and either resubmitted in a fuller, unambiguous way, or the redevelopment/selection process reviewed.</p> <p>In terms of the application as it is, we also object on the following grounds:</p> <p>The proposal has a clearly adverse effect on the residential amenity of ourselves and other immediate/near neighbours, due to the 7 storey block directly overlooking, with loss of privacy and overshadowing of properties in our street. The loss of existing views from neighbouring properties would adversely affect the street's residential amenity</p> <p>The development has unacceptably high density and represents an over-development of the site, including open aspects of the street and neighbourhood.</p> <p>The visual impact of the development will permanently ruin the character of our neighbourhood/street and the new housing blocks are blatantly in breach of the Conservation Area and Council guidance in terms of height, design - including bulk and massing, detailing and materials used. The proposed development is therefore over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the neighbourhood/Conservation Area.</p> <p>The height is more than the previous planning applications for this site, which were not developed or implemented and which do not provide a precedent for this new change of use application. The height</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>restriction in this Conservation Area has been reconfirmed in more recent LBH planning application such as the 2-4 Broadway application for an additional (4th/5th storey). This was refused on the grounds that this breached the CA character and would harm the view/aspect of the historic Hornsey Town Hall. So a 5-7 storey development is clearly worse than this failed scheme and should be refused on these grounds. The development would also have an adverse effect on the setting of the Listed Building. The conversion of the interior for self-contained aparthotel rooms and facilities would also do unnecessary damage to the heritage building which other more compatible uses would not.</p> <p>With the new residential occupiers and users of the apart/hotel and other event users the development will adversely affect highway safety and the convenience of existing residents such as ourselves in terms of parking capacity and access, traffic noise and pedestrian safety. The capacity of public transport i.e. buses is inadequate as TfL have confirmed, and the prospect of a shuttle bus to the Town Hall which would access Hatherley Gardens (effectively a no-through road/cul-de-sac) would turn this residential street into an unacceptably busy and dangerous thoroughfare. Children and older people use this route to access the square, shops etc. and children play at the end of the street which would be incompatible with more vehicular access. A complete review of traffic/transport and impact on this street and Haringey Park is required since this has not been provided by the applicant. The pressure on services such as GPs, schools will also be exacerbated by this over development, and which has not been taken into consideration in the scale of development or financing/CIL distribution locally.</p> <p>As noted above, the development would have an adverse effect on the character and appearance of the Conservation Area where the existing morphology in particular derives from the physical and visual characteristics in terms of materials, height, and relationship of built form relating to the area, including levels and types/patterns of activity, relating to the prevailing land uses, noise etc ;Recent experience attests to this. The Council has allowed film location shoots in the Town Hall, Square and car park, in recent weeks this has entailed generators at the end of the road (preventing cars from turning) running from 7am all day/7 days a week, several large cranes/lighting rigs arriving from 5 am, blocking the road, complete road closure, with street residents with paid for permits being ticketed while film limousines are left parked on the yellow lines, and refuse lorries not being able to be collected (bins not emptied for 2 weeks as a result). If this is an indication of the respect paid to the amenity of ourselves as residents, this development raises the spectre of a complete disregard for our quality of life and rights, which this latest planning applicant will intensify.</p> <p>In terms of the re-use proposed versus the ‘meanwhile’ use of the Town Hall which currently includes many creative and community businesses as well as venue and gallery space, this was until recently</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>proposed by the Council's own Cabinet member for Culture to be a 'cultural hub' for the borough, along with the Library. This no longer will be the case with this proposed development. The hospitality jobs will be lower paid/skilled, with high economic leakage of the development from construction to operation (particularly given its foreign ownership), compared with creative industries which we understand formed a key part of the genuine mixed use scheme of the alternative bidders. The proposed use of the Town Hall seems to be contrary to the Mayors London Plan and creation of Creative Enterprize Zones and this is therefore a major lost opportunity for the borough and local economy.</p> <p>How this application has reached this point is beyond belief, given its local rejection including by Ward councillors and the wide disbenefits to the area and residents. In particular, there appears to have been a breakdown in the Council's OJEU / competitive selection process, subsequent development of the scheme including inadequate community consultation, misleading pre-application, and this inadequate planning application. We understand that the scheme was scored highly over the competing scheme due to its low 'planning risk', however this has not turned out to be the case and this score should now be reviewed. Likewise Community Access scoring, given the aparthotel, over developed housing, and limited actual community/cultural use. The lack of transparency in this process needs to be urgently addressed as part of the planning application review, in order that these stages/decisions can be reconciled and the Council's objectivity in this development re-established, again to avoid challenge and to restore some faith in the democratic process.</p>
41 4	<p>Darren Arnold 46 Glasslyn Road Crouch End London N8 8RH</p> <p>Supports the proposal</p>	<p>I have been a resident of Crouch End for the past 20 years and the Hornsey Town Hall site has been desperately seeking new life and investment for all of this time. It is such a wasted asset being sat at the heart of Crouch End and I am delighted to see at long last someone willing to bring this back building back to its former glory and I fully support the proposals being put forward. Further, I am pleased to see that with the development of the new residential blocks will provide much needed funds to plough into the refurbishment of the Town Hall and public square to ensure that it does not become a "white elephant" in the future.</p>
41 5	<p>Lisa McErlain 7 Vervan Court Park Road London N8 8JR</p>	<p>I echo the strength of negative feeling towards this development. As a long time Crouch End resident I am acutely aware of the irreparable and devastating effect this development would have to the local area. Local infrastructure and services simply cannot support a development of this size and type.</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	
41 6	Edward Campbell 6 Landrock Road Crouch End London N8 9HP Objection to the proposal.	<p>I am not against redevelopment of the town hall, I doubt anyone is.</p> <p>It's just that the proposed architecture is so awful. The facades of the residential accommodation look like some dismal commercial development from the 1990s. There is no architectural merit to this scheme whatsoever.</p> <p>Please, please reconsider the approved scheme by the architects, John McAslan + Partners who have a proven record in redeveloping cultural buildings such as The Roundhouse, Chalk Farm or Mendelssohn's Pavilion at Bexhill-on-sea. The current proposed scheme reeks of a greed and a callousness beyond belief.</p>
41 7	J. Bywaters 169 Park Road Submission: Objection	<p>I object to this scheme because it is greedy and will have a negative impact on the local community because:</p> <p>a) there is no affordable housing in the scheme at all.</p> <p>b) the boundaries are very tight around the planned buildings. (The public space area should not be included in the overall site area for density calculations.)</p> <p>c) 6-7 storey building plans are too high for the neighbourhood (a conservation area of 5 storeys maximum).</p> <p>d) 75 businesses and 130 employees are being evicted - and pledges to provide any Arts Centre too vague.</p> <p>d) No clear considerations paid to the resulting pressures on the local infrastructure required to service hotel and 580 extra residents, ie. adequate parking, surrounding access roads, schools etc.</p>
41 8	Dr Julie Trew 47 Landrock Road London N8 9HR Objection to the	<p>The proposed development is a totally inappropriate use of a valuable local resource. I am concerned that a private company is making a huge profit at the expense of the council.</p> <p>The development provides loss of amenity of the Town Hall public spaces and green. The proposed development is too tall and out of character in a conservation and will overstretch already overstretched transport, GP and parking facilities.</p>

Appendix 6 – Neighbour Consultation Responses

	proposal	
419	<p>Janet Slatner 9 Redston Road London</p> <p>Objection to the proposal</p>	<p>I object to these plans for the following reasons</p> <ul style="list-style-type: none"> - Change of size of housing development from 5 stories to 7 stories. -lack of studio space for creative makers and small businesses - No affordable housing included on the plan. - Inadequate provision for already over stretched services to accommodate increase in resident numbers: <ul style="list-style-type: none"> • buses • schools • Healthcare • Parking
420	<p>Elizabeth Horton 120 Cranley Gardens N10 3AH</p> <p>Objection to the proposal</p>	<p>The Hornsey Town Hall is such an important building within our local community, both in terms of its design and its role. There is no doubt that this Grade II* listed gem, designed by Reginald Uren, is in dire need of refurbishment, and has been on English Heritage's At Risk Register for a significant amount of time. However, I believe one sort of risk will be replaced by another if the current plan is given the necessary permissions.</p> <p>The site is within a conservation area, and yet one of the two residential blocks is to be a 7-storey residential building. This seems to be severely out of keeping with the nature of the surrounding area. Further, it is incredible that there is no social housing provision within these residential units. This would seem to be contrary to current housing policy and should be referred to the Mayor of London, especially as the units in the proposed ApartHotel seem little more than studio flats. Is there a time limit on staying in one of these apartments?</p> <p>I note that the planning application states that the site is vacant. It is not; it is currently home to around 70 creative makers and designers. The hot desks to be provided in the new plans in no way compensate for the loss of so many business premises, and for the loss of an active creative hub in the heart of Crouch End, an area known for, and attractive because of, its creative talent. These businesses will either end up spread over the greater London area, or will cease to trade, and so lose their power to enrich life in N8.</p> <p>This means the very reason people wish to live in the area will cease to exist. They certainly don't want to live here because of the good transport links, and what links there are will become severely strained under the burden of extra tenants/ApartHotel guests. I also note the severe lack of sufficient parking provision.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>Other local services, eg: schools and GP surgeries, will also come under severe strain. The planning application states that 100 people are employed full time on the site, and that 100 people will be employed after the changes of use. Is this correct? It seems unlikely on both sides.</p> <p>The hours of opening after the changes are noted as "not known" on the planning permission. This is not good enough. Stating that there will be public access, but not stating how and when should be seen as insufficient when seeking planning permission of this magnitude.</p> <p>The proposed removal of the Maple tree, planted within living memory and known as the Amnesty tree, seems to sum up the attitude of the developer to this site, that is, remove the very thing that makes this site special. By ignoring the creative buzz that makes the Town Hall and Crouch End special, you risk turning the Hornsey Town Hall into an immaculately restored, but ultimately sterile building; and one with empty residential units that only investors can afford.</p> <p>Please think very carefully before granting permission for such an ill conceived project.</p> <p>Thank you.</p>
42 1	<p>Clifford Tibber 35 Pellatt Grove London N22 5NP</p> <p>Objection to the proposal</p>	<p>I object to the application for the following reasons:</p> <p>1. Jurisdiction</p> <p>1.1 The application should be referred to the Mayor of London by virtue of section 2A of the Town and Country Planning Act 1990. The Development is of potential strategic importance and exceeds 2,500 square metres. It is clearly a category 3E Development within the meaning of the Town and Country Planning (Mayor of London) Order 2008</p> <p>1.2 The positive benefit of the proposed development has, until recently, received significant unqualified public support from the 3 local ward councillors. One of those councillors is a member of Cabinet and another, Natan Doran, is the Chair of the planning committee. Mr Doran recognises the partisan support he has expressed for this development and has recused himself from any examination or determination of this application. However that does not go far enough. The planning committee should recognise the appearance of bias in continuing to determine the application and should decline to do so.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>2. Lack of affordable / social housing</p> <p>I do not propose to rehearse the many arguments that have been submitted save to say that the proposals in this application are incompatible with council's current housing strategy. The committee are invited to remind themselves of the forward to that document by councillor Alan Strickland in which he states: 'we will push hard to see more affordable homes built in areas of our borough with higher house prices and rents'</p> <p>Crouch End is such an area. The developer's viability assessment, even if taken at face value, demonstrates an unacceptably high return to justify a departure from the council's housing strategy. It will not be an acceptable compromise for the council to accept a capital sum in lieu of affordable housing and then provide affordable housing in a less affluent area. To do so would defeat the council's stated aim of achieving 'successful mixed communities'.</p> <p>3. Change of use to Hotel</p> <p>In the absence of any evidence that the existing use of the building is unsustainable the committee, as others have said more eloquently, are precluded from considering the change of use. The Committee are reminded that over 70 business employing over 130 local people are at risk. Their use of the premises is the strongest possible evidence of the viability of the current use class.</p> <p>4. Lack of clarity</p> <p>The committee should be slow to even consider less still grant any permission for this development in the absence of clear plans from the developer as to how much of the building will be devoted to the arts; what use will be made of that space and the extent to which it will be made available to local community groups at affordable rates. The Community Use Agreement that has been disclosed remains in draft form with many gaps remaining to be filled in and offers no certainty whatsoever to local community groups. The developer has only a few days ago announced the details of the Company to whom it intends to subcontract the operation of the arts centre.</p> <p>5. Density and overshadowing</p> <p>Others have remarked on the density of the proposed development, the overbearing impact of the development on local residents, the inappropriateness of the development within a conservation area and the impact on local transport and other resources. I support all of those objections for the reasons they so cogently express.</p> <p>6. Conclusion</p> <p>The application should be referred to the Mayor of London It is ill-thought out and underprepared. The</p>
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Appendix 6 – Neighbour Consultation Responses

		developers have failed to meet the legitimate objections to this application and it should be refused.
42 2	Johanna Trew 47 Landrock Road London N8 9HR Objection to the proposal	<p>I object to the Hornsey Town Hall (HTH) development. HTH should never have been sold to a private developer, especially not for so low a price.</p> <p>The council has never produced a convincing financial case for why this development is necessary to fund the restoration of the town hall, and why this could not be done either by setting up a charitable trust or by the council developing and selling the car park land itself (or with a partner) and using the proceeds to fund the restoration.</p> <p>There is no public information regarding whether or not the council seriously explored all options regarding how to restore HTH before opting to sell it. If they did seriously explore these options they should publish their findings so they are available for public scrutiny. If they have not explored these options in full they should not be moving forward with this development until they do.</p> <p>Vital financial information regarding this sale has been withheld from the public, who have been asked to trust Haringey Council when they say this development is the only possible way of preserving HTH. This trust has not been earned as the council has never shown any meaningful transparency or public engagement over this decades-long process.</p> <p>Many questions have been raised in the local and national press concerning the relationship between key decision makers in Haringey Council and people who are closely associated with FEC and its development partners. Haringey Council has done nothing to address these questions or to address the behaviours that have left them open to these allegations.</p> <p>I further object to many of the details of this application. The car park building suffers from the usual planning demons of bulk, massing and overlooking, and the developers have not made a convincing or even a particularly substantial case for why they cannot afford to include social housing. Their plans for community arts provision are worryingly vague, almost to the point of nonexistence. There is no evidence that an apartment hotel is a viable use of HTH especially at the cost of evicting so many small businesses that are thriving in the space at the moment. The excellent objection from the Weston and Haringey Parks Residents' Association highlights these concerns in detail.</p> <p>Throughout this process Haringey Council has treated HTH as a problem to be solved, a decaying hulk to be disposed of as fast as they can. This attitude is evident in the council's entire approach to this project,</p>

Appendix 6 – Neighbour Consultation Responses

		and it is a complete disservice both to the building and the local community. Hornsey Town Hall is a jewel of a building that should be treasured. It is also a massive gift of an opportunity for Haringey to create a vibrant arts and cultural centre, building on the foundations of its present usage, which could draw visitors into the area and benefit the whole borough. To see this opportunity squandered is utterly shameful.
42 3	Dennis Evans 85 Stapleton Hall Road Stroud Green London N4 4RH Objection to the proposal	<p>Height of New residential Blocks</p> <p>The height of the proposed residential blocks are 2 stories too high and should not be approved as shown on the drawings these will dominate excessively the existing houses in Haringey Park and Weston Park and will feel out of place.</p> <p>2 Town Hall Square/green space</p> <p>The existing design of the of this green lawn area must be maintained and not altered as proposed curved perimeter this looks out of keeping with the immediate buildings - Barclays bank and Migleys. The curved plan design looks forced and is will not sit naturally in between the existing buildings</p>
42 4	Jane Muirhead 19 Coolhurst Rd Crouch End London N8 8EP Objection to the proposal	<p>I write to raise my concerns about the Hornsey Town Hall Planning Application. As a resident of Crouch End of the past 26 years I am saddened by the council's apparent willingness to approve a planning application that will radically diminish the character of Crouch End and place an unacceptable burden on local infrastructure and services. Whilst I have many objections to the planning application I would like to share my four key objections with you.</p> <p>Firstly, the proposed the plan will introduce hundreds of new commuters into the heart of Crouch End, many of whom will use the W7 bus to reach the centre of town. Given that the W7 bus already experiences very large queues in the morning it is likely that the service will be completely overwhelmed by these commuters without additional bus services being put in place. However, I understand that there are no plans to improve bus capacity should the service be put in place so existing users of the W7 will be greatly inconvenienced.</p> <p>Secondly, the new development will create forty new parking spaces, despite housing hundreds of residents. This will inevitably result in the resident's cars spilling over onto neighbouring streets, which local residents already have enough difficulty parking on.</p> <p>Thirdly, there are inadequate local services to cater for such a large influx of new residents. For instance, local GP practices already experience waiting times of several weeks for new appointments. Introducing</p>

Appendix 6 – Neighbour Consultation Responses

		<p>hundreds of new residents into the area, without expanding GP services, will place yet more demand on this vital public service.</p> <p>Finally, the proposed development is an enormous, monolithic structure that is completely out of keeping with the existing housing stock surrounding it. The scale of this building will have an oppressive impact on the surrounding areas and starve them of sunlight and privacy.</p>
42 5	<p>Kit Greveson 190A Stapleton Hall Road Stroud Green London N4 4QL</p> <p>Objection to the proposal</p>	<p>I object to the current planning applications for a number of reasons. The heights, proximity and massing of the proposed residential blocks are detrimental not only to the Town Hall, a Grade II* listed building but also to the neighbouring properties of mainly 2 storey Victorian terraces. There is no provision for affordable housing which is against Haringey's own minimum target of 40% affordable housing in new developments. The local public transport system (buses) is already severely overstretched and cannot support the increased population generated by this development. Parking is already at a premium and will also be negatively impacted. The local infrastructure in terms of schools, nurseries and doctors cannot support an increase in population which would inevitably occur should this application be supported by Haringey Council. I urge the Council not to accept this application.</p>
42 6	<p>Gordon Hickie 190A Stapleton Hall Road Stroud Green London N4 4QL</p> <p>Objection to the proposal</p>	<p>Comments: I object to this planning application on the following counts:</p> <ol style="list-style-type: none"> 1. The height and massing would be negative to the present Town Hall and the surrounding properties of mainly 2-storey Victorian houses. 2. The loss of small businesses currently operating in the Town Hall would be in direct opposition to the Mayor of London's directive to create more workspaces for small and start-up businesses. 3. The public transport in Crouch End is already very stretched, there being heavy reliance on the W7 bus to Finsbury Park. Parking is already at a premium and could only worsen with this proposal. 4. An already overstretched infrastructure (doctors, schools, hospitals, nurseries) could not cope with the increase in population from this proposed development. 5. There is no affordable housing provision in this scheme. <p>I urge Haringey Planning to reject this application.</p>
42 7	<p>Eileen Gurman 192 Stapleton Hall</p>	<p>I have lived in this neighbourhood all my life and spent many happy times at the Hornsey Town Hall in my youth (I am 78) at dances and functions. I would really love the Town Hall to be restored but this is absolutely not the right way to do it! It needs a developer sympathetic to the history and strength of</p>

Appendix 6 – Neighbour Consultation Responses

	Road London N4 4QL Objection to the proposal	community ties to the building. The height of the proposed buildings would be an eyesore to the surrounding area. I visit every week with my friend and have a lovely coffee and cake in the cafe. The people using it at the moment (small businesses and creative people) give the Town Hall exactly the right atmosphere which would be completely lost with a make-over including an "aparthotel"! I am also concerned at the problems an increased population in Crouch End will give to local doctors, schools and nurseries. Our transport service relies on buses which couldn't possibly cope with these extra people. Please do not accept this planning application.
42 8	Tina Raphael 6 Baden Road London Objection to the proposal	<p>I wish to object to application HGY/2017/2220 for the following reasons:</p> <ol style="list-style-type: none"> 1) The proposed development is too high and too big and is out of keeping with the area where most of the properties are only 2-3 storeys high. It should be noted that in 2014 a proposal to create a fourth story on the building that now houses Superdrug was turned down by Haringey's planning department as being harmful to the conservation area and the setting of the adjacent listed building. The proposal in this application is to create a seven storey building. 2) The proposed development would add a huge burden to the already significant pressures on transport and parking in the area. 3) The proposal has no affordable housing despite the borough request for 40% of affordable housing in any new development. 4) There are insufficient local resources to support the number of additional residents that the scheme would create. <p>There are no plans to increase the numbers of already oversubscribed school places and doctors in the area that serves the development.</p> <ol style="list-style-type: none"> 5) Currently 130 local people run thriving businesses from the Town Hall which feed the local economy. They would be displaced if this application was successful. 6) No plan for community use <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>

Appendix 6 – Neighbour Consultation Responses

		<p>7) No detailed restoration plans The developer has failed to set out a detailed programme for the restoration work.</p> <p>For these reasons I would submit that this application should not be successful.</p>
42 9	<p>David Solomon 132 Hillfield Avenue London N87DJ</p> <p>Objection to the proposal</p>	<p>Hornsey Town Hall is wonderful Grade II* listed building. It has massive potential for enriching the cultural life of Crouch End and is already a hub of both cultural and commercial activity. It is however clear that this potential can only be fully and sustainably realised if there is proper investment for the buildings' refurbishment and subsequent management as a centre for the arts.</p> <p>That the vacant lands adjacent the HTH have attracted developers' attention is hardly surprising given the urgent need for extra office space and residential housing in the area and (even more importantly in the developers' eyes perhaps) the rapid rise that property prices in Crouch End have seen in the past few years, which seems set to continue in the near future.</p> <p>A win-win outcome would clearly be for a conscientious developer of the vacant land to plough back a reasonable proportion of their profits from into a foundation supporting the cultural and commercial development of HTH.</p> <p>The plan put forward by FEC not only fails to convince as to their intention of doing this but also:</p> <p>1) The plan violates commonly accepted norms of appropriate development. In particular it threatens highly deleterious effects on</p> <p>a) local traffic and transport management: The plans have been criticised by TfL for their likely impact local bus routes, especially during rush hours. TfL believes that the developers should contribute £475,000 to help cope with the added load of passengers from the development at such times. On another score, it is estimated the residential development will result in at least 54 extra visits daily by service and delivery vehicles to the immediate area. The adverse impact on future and existing residents will be huge. Moreover the developers' proposal to mitigate it (by residents and staff simply telling the vehicles' drivers that their route must avoid turning left into Haringey Park, for instance) is inadequate, lazy and absurdly unrealistic.</p> <p>b) Local visual amenities and quality of daily life of the local residents:</p> <p>The huge 5-7 storey blocks of flats that are proposed are quite atypical for Crouch End. The way</p>

Appendix 6 – Neighbour Consultation Responses

		<p>they are eare likely to "loom" over the library and Town Hall is disrepectful, architecurally insnsensitive and motivated solely by profit. If allowed to go ahead, some of the blocks will overlook Primezone Mews, Haringey Park and Weston Park. Models show the loss of daylight and sunlight to many living nearby. This situation is ot acceptable and requires further study. Moreover the creation of such an architecturally inappropriate backdrop overshadowing and dominating the Town Hall would largely vitiate the original, stated aim of preserving the latter as part of the local architectural heritage.</p> <p>2) The Plan violates a number of technical norms, concerning</p> <p>a) residential density: London Plan Policy 3.4 requires that the density of an area, such as HTH, with a PTAL rating of 2-3 should not exceed 170 units/ha. The current plans would produce a density of 187 units/ha once the misleading inclusion of the Town Hall Square in the calculation is corrected. (The Town Hall is pre-existing space, is exterior to the developemnt and not and integral part of it)</p> <p>b) provision of affordable housing: No affordable units are proposed in the plans' current version. The economic justification for this is not credible either in terms of the targeted profit margin of 19-20% (which is unacceptably high) or their highly suspect calculations of what is required to achieve this. Both these violations seem motivated essentially by the developers' greed and show their essential lack of interest in the wellbeing of residents once the deveopment is complete.</p> <p>3) FEC's conduct in the process so far violates a number of commonly accepted ethical and procedural norms:</p> <ul style="list-style-type: none"> * The submitted application is very different -- in form as well as in content -- from the bid that secured FEC's permission in principle to develop the site. * FEC have stopped using the proper channels of communication and have instead taken to publishing letters on the councillors's blog * the design of arts facilities has not been carried out in tandem with an Arts Centre Operator <p>This behaviour seriously calls into question the developers' bona fides so far and their intention to respect their commitments in the future.</p> <p>To sum up, unless they are very carefully monitored and held to account, FEC's behaviour now seems likely to damage Crouch End's wellbeing in many ways, some detailed in sections 1-3 above. Haringey Council must bear some responsibility for this difficult situation as they are the ones who selected FEC at</p>
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Appendix 6 – Neighbour Consultation Responses

		the end of the procurement process. It is therefore incumbent upon the Council to protect the inhabitants of Crouch End from the worst effects of FEC. I suggest that as a simple first step in this direction, they must reject FEC's planning application in its present form. They must also make very clear to FEC the improvements that are required and the norms that must be respected before any future planning application can receive approval.
43 0	Elizabeth Hess 48 Middle Lane London Middlesex N8 8PG Objection to the proposal	<p>I object to the current proposal for redevelopment of Hornsey Town Hall. It is a real shame that this process has gone so badly wrong because the Town Hall is certainly in need of restoration and redevelopment. However, the blight that this proposal would inflict on the Crouch End community -- degrading the built environment, harming local businesses, straining local services - would last for generations. This decision, once made, would be a terrible legacy for the Council to leave.</p> <p>I feel insulted at how the FEC has played us, submitting an application now that is different in significant ways from the bid that originally won them the tender. Their communications have been misleading from the start.</p> <p>Just one example is the claim that the surrounding area has buildings that are three and four storeys high. They are actually two storeys with attics in some cases and the five, six and seven storey blocks in the application (which in design terms appear to be exceedingly ugly) are entirely out of keeping with the local context and character of our community. There are further issues with overlooking to a number of streets and significant loss of light.</p> <p>The applicant has also played around with density figures, including the Town Hall square in the calculation which they will know is not accepted practice.</p> <p>But perhaps most upsetting is the decision to eliminate any affordable housing on the basis that even the paltry affordable housing proposed in the original tender would make the scheme unviable. This is a bad scheme and the application should be rejected.</p>
43 1	Jasper Thornton 26 Harvey Road London N8 9PA Objection to the	<p>1. Transport and parking Already large queues for transport (eg W7), and local residents find it difficult to park. The development of 146 new flats will increase these problems.</p> <p>2. Building height The proposed development includes 7 storey buildings. None of the other buildings in the area are higher than 3 storeys. This is completely out of keeping with the local architecture.</p> <p>3. Social housing</p>

Appendix 6 – Neighbour Consultation Responses

	proposal	<p>The proposed development has no social housing.</p> <p>4. School places and doctors</p> <p>Haringey has made no plans to increase the number of doctors or school places that will be required</p>
43 2	<p>Adrian Essex 7 Fairfield Road Crouch End London N8 9HG</p> <p>Objection to the proposal</p>	<p>My apologies for being late with this objection. I repeat here the points made by the Theatre Trust. This is a very long list of reasons why the theatre will not work as presently designed. This goes to the viability of the proposed new use. A set of auditoria that do not serve their purpose will severely damage the viability of the Arts Centre. Please reject the application as it stands.</p> <p>Stage and Back of House</p> <ul style="list-style-type: none"> -The rear delivery road shows swept paths for vehicles 11m long. The applicant should confirm with the new theatre operators if this will be suitable for the types of sets and props they will need, or if access is required for larger 16.5m articulated vehicles. -Confirm if the stage/ goods lift (LF.06) is also large enough for the required deliveries. -Ensure there is enough room in the lift landing (G.60a) at stage level for props to be maneuvered out of the lift and on to the stage. It would be useful to have doors directly on to the stage from the landing, rather than going through the Green Room (G.61). -The flying system has to be removed or reduced in size to allow for a new access point to the lift landing (G.60a). The operator may be satisfied with a reduced flying system, otherwise, consider 'flipping' the system so the pulley/ ropes are relocated to the opposite wing (G.63). -The location of the disabled lavatory in the Green Room (G.61) means the loss of the rear stage cross over. An additional door should be provided to access stage right (wing G.63) to maintain flexibility for performances. -Access to the ladies dressing room (F.51) has two steps, so is not wheel chair accessible. If access can't be provided without the loss of historic features, it would be useful to reorganise the disabled lavatory in the Green Room so it is a fully accessible dressing room. -Safety laws require separate dressing rooms for adults and children. For shows with large casts, consider how the large dressing rooms may be sectioned off to accommodate this. -Consider the installation of a shower(s) in the dressing rooms. <p>Auditorium</p> <ul style="list-style-type: none"> -Good acoustics will be vital to the success of the venue. We note that sound insulation to protect the adjoining uses will be largely addressed with the replacement roof, new ceiling, and the double glazing to the windows. But is also important that further consideration is given to the acoustics for a performance in the hall, particularly as the new rear wall and the bleacher seating will change how noise projects around the room. Additional baffles on the walls, or hanging from the ceiling, etc. may be needed and we would recommend an acoustic study is undertaken to determine the best approach.

Appendix 6 – Neighbour Consultation Responses

		<p>-We welcome the use of bleacher seating which retains the flexible flat floor use. However, bleacher seating may be heavy and it will be important to ensure the structure underneath can support the additional loading. We also recommend reviewing how the bleacher structure will affect the effectiveness of the sprung floor.</p> <p>-Identify how to sensitively blackout the windows and roof lanterns, if needed by the operator, for day time performances.</p> <p>- There is no dedicated dressing room/ performer space for the new balcony studio (F.50). We strongly recommend at least one is provided to support the use of this room as a live performance space and, depending on levels, suggest the plant next to stair ST.14 be relocated to provide this space</p> <p>Foyers</p> <p>-While we welcome the reinstatement of the original layout and doors of the vestibule (G.49), we recommend further consideration be given to how a draught lobby, or alternative, could be sensitively installed to maintain the conditions within the foyer during the winter months.</p> <p>- The new box office in the former cloak room (g.50) will become a pinch point with only one door in and out, particularly as it is directly next to the front entrance doors where queues may block the entry.</p> <p>We strongly recommend keeping the existing corridor through the cloak room to allow the audience to circulate past the box office and out the second door to maintain a suitable flow of people. This will mean reorganisation of the accessible toilets in G.50a.</p> <p>- Additional toilets, particularly for the Supper Room (LG.40) would be beneficial, as provision (mainly female facilities) is under the recommended guidelines for performance venues.</p> <p>- The shared foyer and public spaces with the adjoining hotel, café and restaurant will have to be carefully managed and the various operators will need to coordinate their activities to avoid conflicts between each use.</p>
43 3	<p>Bob Maltz C.W. Maltz- Klaar 39 Landrock Road London N8 9HR</p> <p>Objection to the proposal</p>	<p>We object to the current applications for the following reasons.</p> <p>1. The proposed housing and car parking is overdevelopment of the site in its local context.</p> <p>1.1 It is too high in relation to the listed Town Hall and Public Library and to the surrounding residential fabric of the Crouch End Conservation Area.</p> <p>1.2 There are too many dwelling units, bed spaces and car spaces in relation to the existing urban infrastructure of transport, education, and health services.</p> <p>2. The height and massing of the proposed new residential blocks would undermine the external integrity of the listed Town Hall as an expression of civic importance which is central to its value to the community as</p>

Appendix 6 – Neighbour Consultation Responses

		<p>architectural heritage and urban design (over and above any matters of style, materials and detail).</p> <p>2.1 That visual expression of civic importance derives from its placement and stature in contrast to the surrounding urban fabric; i.e., vis-à-vis the 3-4 storey facades along The Broadway by virtue of its setback (and the “town hall square”) and vis-a-vis the 2-3 storey residential facades along Weston Park and Haringey Park by virtue of its greater height and massing.</p> <p>2.2 The introduction of the massive, 5-7 storey residential blocks will be visually intrusive and will destroy the pre-eminence of the Town Hall in relation to the surrounding urban fabric and thereby undermine the expression of civic importance which is central to its identity as a listed building of architectural and urban significance.</p> <p>3. The proposed housing and car parking is too high and too near to surrounding residential buildings and gardens and will, therefore, result in unacceptable loss to them of daylight, sunlight and privacy.</p> <p>4. The proposed development includes 146 dwellings, all of which will not be “affordable.” Provision of no “affordable housing,” not to mention no housing at “social housing” rental levels, is unacceptable in relation to the Council’s own and London Plan standards and totally inadequate in relation to the most pressing housing needs in Crouch End.</p> <p>4.1 The provision of 146 units of housing for inevitably affluent residents will further exacerbate the growing imbalance in the economic and social mix of Crouch End. 4.2 The pressing housing need in Crouch End is for social housing, especially for housing “key workers” who are increasingly being priced out of the area, undermining the sustainability of local public services like health, education and transport. There is no pressing need for more housing for the affluent. It should be a condition of any consent that at least 40% of the residential units be “affordable” and of those, at least half should be at “social housing” rental levels, and of those, at least half should be reserved for “key workers” in essential public services.</p> <p>4.3 While it may be claimed (without, it would seem, any credible evidence) that it is necessary to provide 146 unaffordable residential units in order to “finance” the restoration of the Town Hall and the use of part of it for community purposes and that the consequent loss of a site suitable for the provision of social housing that would address the increasing crises in local housing and public services provision is a price that must inevitably be paid (by the community, not the developer), the case has not been made that a development addressing both those purposes is not feasible, or that if it is indeed not feasible, the restoration of the Town Hall is more in the community interest than the provision of much needed social housing.</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>5. It is proposed to provide 40 car spaces for 146 “unaffordable” dwellings as well as one bicycle parking space per dwelling. In light of the excessive on-street parking pressure on the streets surrounding the site and the designation of the area as a "restricted conversion area," consent for a development with so few car spaces in relation to so many "unaffordable" dwellings should not be granted because of the adverse effect the increased nighttime on-street parking pressure (caused by the inevitable excess of owned cars to provided off-street spaces) is likely to have on the appearance, character, safety and amenity of the surrounding streets.</p> <p>5.1 In order to overcome the problem of insufficient on-site parking provision resulting in increased nighttime on-street parking pressure, it should be a condition of any planning consent that the housing be effectively “car-free.” Notwithstanding the site’s relatively low public transport accessibility level, we believe “car-free” housing is feasible on this site with the provision of an appropriate number of car club spaces and spaces for cars of disabled drivers, some spaces for motorcycles, and the provision for one bicycle parking space per bed space, not one per dwelling. More cycle parking provision and less car parking provision is likely to lead to more cycling and less motoring, which will benefit the community in terms of community health and safety and the attendant reduced social and financial costs to society.</p> <p>5.2 Reduction in the total amount of parking space provided will also contribute to reducing the overbearing massing of the proposed development.</p> <p>5.3 To ensure the long-term car-free status of the housing, it should be a condition of any planning consent that residents of the dwellings will not be entitled to CPZ parking permits.</p> <p>6. It should be a condition of any planning consent that the “Town Hall Square” be maintained in perpetuity as public open space, accessible to the public at all times as a right, not a privilege at the discretion of the developer, without hindrance or control.</p> <p>6.1 Any use of the square for “café” tables should be on the basis of temporary tables (and umbrellas as needed) placed and removed daily and not obscuring the views and transparency of the ground floor facades.</p> <p>Please acknowledge receipt of this submission.</p> <p>Please inform us of the date and time of the meeting of the Planning Committee at which the applications will be determined.</p>
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Appendix 6 – Neighbour Consultation Responses

43 4	Jem Fouweather 32 Rokesly Avenue London N8 8NR Objection to the proposal	Objection based on 2 issues. There is no provision for social housing despite current policy in both the Haringey and London Plan. The increased density of the new development in the car park and adjoining haringey park means that the scale and height of the development dominates the adjoining developments and is contrary to the scale and grain of Victorian Crouch End. it needs to be scaled back significantly and represents increased density gone a little wild !
43 5	Ms Eileen MacLean 46 Ravensdale Mansions Haringey Park N8 9HS Objection to the proposal	<i>I am very worried about many aspects of the Hornsey Town Hall Appheation. Two of these anxieties are: 1. Housing mix and affordable obligation. I would have thought a Labour Council would have these concerns foremost in their minds. We desperately need council and affordable housing. There would be overdevelopment. 2. transport - a ludicrous suggestion that we would have such limited means of access to Finsbury Park, Archway, Muswell Hill and</i>

Appendix 6 – Neighbour Consultation Responses

		<p>stops in between.</p> <p>Buses are already overcrowded causing more misery to passengers.</p> <p>I urge you to stop the plans you may have in order to make residents' and others' lives better not worse.</p>
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Appendix 6 – Neighbour Consultation Responses

<p>43 6</p>	<p>Mary and Andrew Zweck 14 Haringey Park, N8 9HY</p> <p>Objection to the proposal</p>	<p>Dear James Hughes (Planning Services)</p> <p>RE: PROPOSED DEVELOPMENT, HORNSEY TOWN HALL, CROUCH END Reference: HGY/2017/2220</p> <p>Following the planning submission for the above site, we are writing to ask you to refuse permission. Whilst we are in favour of restoring the Town Hall, we believe that the development proposal needs to be looked at in more depth in relation to its site, its environment, and lack of social housing. It then becomes apparent that it is not a good design for this location. We ask the council to refuse planning permission for the scheme for the following reasons (in summary, expanded below):</p> <ol style="list-style-type: none"> 1. Inadequate and incorrect information 2. Height in relation to the neighbourhood; Urban Context 3. Effect on Listed buildings and Conservation areas Weston and Haringey Parks Residents' Association 4. Massing, Footprint and Daylight 5. Density and Lack of Amenity Space 6. Lack of social housing 7. Transport, Parking and Vehicle Movement 8. Deficiencies in Social Facilities and Infrastructure 9. Reduction of office space <hr/> <p>1. Inadequate and incorrect information supplied at pre-application residents meetings and with planning application. VIEWS: We are unsatisfied with the photomontage views submitted with the Town Hall application. These views show trees in full leaf. In addition, the plans show trees as having been removed on the corner of the library (adjoining the access), yet the photomontage has retained these and used them to block the view to the new building (block A). The submission shows views from Alexandra Palace and Parkland Walk of such poor resolution that we cannot enlarge these. We need to see</p> <ol style="list-style-type: none"> 1. Views without the trees in leaf, ie a winter view or trees dotted on (which is preferable). 2. Views from different angles (where they are not blocked by trees) 3. More views from Haringey Park, looking back towards block A. 4. Views from Primezone Mews 5. View from library to block A (without the tree in place). 6. Views of better resolution from Alexandra Palace and Parkland Walk <p>APART HOTEL: The drawings show hotel rooms with kitchenettes – clearly apart hotel rooms. Yet the HORNSEY TOWN HALL PLANNING STATEMENT (July 2017) refers to a Hotel. Which is the correct proposal? We ask the planners to write to us directly as soon as this further information has been supplied.</p> <p>2. Height in relation to the neighbourhood; Urban Context The proposed new buildings are much too high, bearing no relation to the surrounding conservation area. HORNSEY TOWN HALL PLANNING STATEMENT (July 2017) (HTHPS) 2.25 states that: "Weston Park runs along the north of the site and comprises residential properties that back on to the application site. The buildings range between 3 and 4 storeys and are predominantly brick built." This is incorrect. Haringey's Conservation Area No.5 Conservation Area Character Appraisal (7.4) says Weston Park is: "lined by two storey terraces with attics and semi-detached properties all of which are considered to make a positive contribution to the character and appearance of this part of the conservation area." It goes on to say (7.7) that houses on Weston Park: "...give the appearance of large semi-detached properties but are linked by set back side extensions. They have steep, hipped, slate roofs and include a mix of single-fronted and double-fronted street elevations." Haringey Park, also adjoining the site, is made up essentially of two storey semi-detached dwellings described in Haringey's Conservation Area No.5 Conservation Area Character Appraisal as "Victorian Villas" (6.6 to 6.10). The four storey Mansion block flats on Haringey Park, are not typical of the area and these are further away from the development site.</p> <hr/> <p>Adjoining the site is the Library which currently sits in an open area. Haringey's Conservation Area No.5 Conservation Area Character Appraisal (2.4) discusses the character of Crouch End as: "...an almost village like development nestling in the bowl between the hills rising in the north to Muswell Hill and Alexandra Palace." HTHPS makes reference to the following policies in its submission: 7.86 states that: <i>The Mayor's Housing SPG advises that, through scale, material, massing and</i></p>	<p>Received 6th Floor River Park House 225 High Road N22 8H</p>
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Appendix 6 – Neighbour Consultation Responses

43 7	<p>Michael Gilmartin, FRICS Gilmartin Ley, Chartered Surveyors and Property Consulting 3 Chaseville Parade, Chaseville Park Road, London N21 1PH</p> <p>On behalf of Eric Swain 13 Haringey Park London</p>	<p>I act on behalf of Mr Eric Swain, the freeholder of 13 Haringey Park and I am writing on behalf of my client to lodge his concerns about the proposals contained in the above mentioned planning application and the proposals to redevelop the Town Hall site.</p> <p>In principle, my client has no objection to the proposed redevelopment of the Town Hall site and its potential for a mixed use development, principally for residential use.</p> <p>My clients principal objections are on the following two grounds:-</p> <p>Massing Footprint and Daylight</p> <p>The proposed new buildings are very close to the existing site boundaries and in particular the high rise monolithic structure very close to the west boundary of my client's site.</p> <p>There are potentially serious overlooking issues in respect of number 13 Haringey Park and a significant impact on daylight and sunlight for my client's property and indeed the more distant properties in Primezone Mews.</p> <p>Density</p> <p>The proposed development seeks to provide a scheme where the density is much greater than is appropriate for a site of this size, setting and configuration.</p> <p>For the reasons set out above, I would ask that you urge your Members to refuse Planning Permission for the submitted scheme.</p> <p>Yours faithfully</p>
43 8	<p>K Bolt 92 Stapleton Hall Road London</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	<p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we 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.</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?</p> <p>6) No plan for community use 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 (whole) development. Are they the right custodians? Haringey must demand full assurances.</p>
	Anke Boehme Flat 11 Melisa Court	<p>I object to the planning application for the following reasons.</p> <p>Comments on drawings</p>

Appendix 6 – Neighbour Consultation Responses

	<p>21 Avenue Road London N6 5DH</p> <p>Objection to the proposal</p>	<p>PX2254 the residential entrances do not show any architectural expression. there is no differentiation between bin store / communal entrances. No landscape design shown.</p> <p>PX2255 there is no material comment on Block A and B. The drawing indicates large rainscreen panels. No landscape design shown.</p> <p>PX2256 the windows do not show opening modi. If it is a full height opening window a balustrade would be required. There are no balustrades shown. No materials indicated. No landscape design shown.</p> <p>C2000 The apartments shown in AnneMews show no private amenity or insufficient amenity which is completely enclosed and lacks daylight. Anne Mews no facade vision, no bicycle parking. Terrible long communal corridor. Inefficient planning and design of apartments creates sense of enclosure.</p> <p>F2000 Large residential block with wheelchair units has only one lift, but would need two. Residential entrance lobbies of poor design. People entering the lobby clash with people waiting for the lift. No air lock lobby provided - secure by design issue. Residential entrances in facade recess hidden and not easy to find. Poor design. Carpark entrance to Block A and B to deep into site. Creates unnecessary car traffic within the site.</p> <p>F1999 Entrance to small residential block at lower ground floor has poor relationship with the other residential entrances on the side. The lower ground floor level number of steps / platform lift makes it difficult for cyclists to access the bike store. Entrance lobby no visual connection with lift.</p> <p>Lower ground floor flats in Block A substandard in terms of outlook. Basement flats are of poor quality and there is a sense of enclosure.</p> <p>Comments on Design and access statement</p> <p>The design and access statement is full of existing site pictures and detailed pictures of existing building, but lack to present the design intent. There are not strategies, diagrams or drawing in terms of elevation for the new residential blocks Anne Mews and Block A and B. The landscaping design is not a design but an amount of pictures of plants. There are no detailed plans or sections to show the proposed paving or planting. The landscaping design is crucial for the success of urban realm and given the lack of information this planning application should be rejected.</p> <p>Design and access statement shows different floor layouts to uploaded drawings of Anne Mews. Page 40 poor landscape proposal. No clear indication of drop off area conflict with public use. Page 156 - 160 of DAS full of photos of plants and flowers, but no evidence drawings provided how the landscape design is going to look like.</p> <p>No facade explanation included showing diagrams of material palette for facade.</p>
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Appendix 6 – Neighbour Consultation Responses

		No urban massing analysis provided.
44 0	<p>Olivia Rosen 14 Carysfort Road Crouch End London N8 8RB</p> <p>Objection to the proposal</p>	<p>The application as supplied by FEC is not suitable for Hornsey Town Hall, which stands at the very centre of Crouch End and therefore the developers have a responsibility to ensure the building is not compromised in any way. Crouch End has a definable village centre and personality, but as the plans stand, this will be altered and spoilt by the proposed development. The proposed housing blocks are far too high for the space, and being so centrally located, will spoil the look of the area. There is no provision for extra services, such as doctors and schools, and the W7 cannot support the extra passengers. It sounds as if there has not been a feasibility study done which adequately takes into consideration the traffic on the one road which leads to Finsbury Park. The hotel idea will not work (maybe that's the plan all along) - tourists need easy access to central London and do not want to be taking a bus to Finsbury Park in order to then take a tube to see the sights. There is also very little access for service vehicles - laundry, food, taxis etc, and the residential areas, which surround the town hall, will be disturbed at all times of day and night. Hornsey Town Hall can only suffer with this proposed development, and it does not serve the community well.</p>
44 1	<p>Stephen Williams 11 Elm Grove London N89AH</p> <p>Objection</p>	<p>No affordable housing. No commitment to community access. Loss of local Independent Businesses. Size and Scale inappropriate. No detailed programme for restoration provided.</p>
44 2	<p>Anthony and Melanie Solomou 131 Crouch Hill, London, N8 9QH</p> <p>Objection to the proposal</p>	<p>I am writing as a local resident to comment on Crouch End (FEC) Ltd's planning application in relation to the redevelopment proposals for the Hornsey Town Hall site. I have an interest in this application and the future development of this important site as I live at 131 Crouch Hill, London, N8 9QH.</p> <p>Hornsey Town Hall is a much loved public building which everyone in the local area wants to see restored and brought back into use for the benefit of the community and with a proposal more in line with the Council's intended vision of it having a long-term future as a cultural hub for Haringey.</p> <p>Despite the developer's best endeavours to engage (I personally have not received any information about the development through my post box) there remains significant local, stakeholder and political objection to</p>

Appendix 6 – Neighbour Consultation Responses

		<p>the scheme. This clearly demonstrates that the proposal is not welcome in its current form and needs a critical re-think in certain areas.</p> <p>I do not object to the principle of development coming forward on this site - I acknowledge the parameters established in the 2010 and 2013 extant applications and the site allocation direction - clearly something needs to happen and soon. However, I do have fundamental concerns over certain elements and in my view the applicant should be asked to withdraw and re-submit the application with additional information provided for the local community and key stakeholders to have time to properly consider.</p> <p>Dilution of Original Vision for the Town Hall</p> <p>When originally permitted in 2010 Members approved a scheme which would see a range of uses within the Town Hall building itself. The primary objective of the Town Hall project was to secure the refurbishment and re-use of Hornsey Town Hall, its related buildings and its setting, both to secure the fabric of the building and remove it from the English Heritage Buildings at Risk Register and to bring the building back into use as a community arts and leisure facility.</p> <p>In order to achieve this it is acknowledged that facilitating residential development is necessary to generate value to contribute (in part) to the refurbishment works and the enhancement of the public realm alongside commercial income from the other areas.</p> <p>Notwithstanding this, within the main Town Hall a truly mixed use working/community venue was envisioned, appropriate with its subsequent designation as an Asset of Community Value. It should be noted that the current use of the Town Hall provides a mixed use working/community venue. Now, Crouch End FEC Limited's proposal seeks to incorporate a significant proportion of the building over to an Apart Hotel. I disagree with the applicant's statement (Conclusion of the Planning Statement) that the provision of a 67 bedroom 'apart-hotel' offers significant benefits to the local community by providing a useful service and contributes to the vitality and viability of Crouch End District Centre. The rooms have kitchenettes – not exactly encouraging spend in the District Centre! This does not look like a hotel. There is no reception or catering space. I would question the demand in this area, which does not have a strong transport hub, for such accommodation. It looks more like self-contained living accommodation (Class C3) which should attract affordable housing. Looking at the viability assessment it advises that the hotel will be sold on to Dorsett Hospitality, but I remain concerned that the design of 'apart hotel' is such that the long term goal is to use it for C3 private housing.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>FEC holds a strategic investment in Dorsett Hospitality International Limited. In the UK it owns the Dorsett in Shepherd's Bush, a 4 Star hotel. The applicant Crouch End (FEC) Ltd should be asked to provide an Economic and Social Value Impact Assessment, a report that would be reasonably expected, to demonstrate the benefits it is claimed it will provide for Crouch End.</p> <p>The Town Hall building should ideally be used entirely as 'a community arts and leisure facility', as it is currently, to accord with the aim of Strategic Policy SP15 which envisages a cultural quarter and lively focal point. The mix of uses is too balanced towards commercial enterprises, not the majority of building (as required by the Community Use Agreement).</p> <p>A key priority of the Council is to see the re-use Hornsey Town Hall as a cultural landmark in Crouch End. Its proposal was to include community/cultural/arts facilities in the main town hall with residential development at the rear. The applicant should be asked to demonstrate in full its efforts to see the whole Town Hall brought entirely back into use as a community arts and leisure centre and the recently announced operator for the space asked to confirm if its requirements are being met. A simple test of this could be to measure how many of the businesses that currently operate from the Town Hall, that provide community arts and leisure, are returning after the development. For instance, will there be ballet lessons and performances, as there currently is, after the development? Will the local choir continue to hold events? These are community services that should continue to be available, to what extent will these be guaranteed. The Town Hall is an important piece of social infrastructure in the Borough and local community. Members and Officers have a duty to the community to ensure a scheme which secures high quality re-provision that meets our needs is allowed here. In its current format I believe introduction of the 'apart hotel' results in a loss of social infrastructure and if permitted we will never have this space back.</p> <p>Affordable Housing/Viability</p> <p>Given the housing crisis in our borough and in London it is fundamentally important that the Council seeks to do everything they can to boost the amount of affordable housing on sites.</p> <p>The applicant's planning application is silent on the affordable housing offer, saying the usual that a viability assessment has been submitted and that this will be reviewed by the Council's independent assessor to enable final agreement on the maximum level of affordable that can be viably delivered.</p> <p>Clearly from the outset no affordable housing was planned on this site as it would have at least indicatively been outlined in the Design and Access Statement/plans which block it would have been allocated to. I note that a redacted version of the applicant's viability assessment has been put on the Council's on-line</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>application file and that the applicant has this week (I found this on HCHCTs website) disclosed the cost of refurbishing the Town Hall and Broadway Annex.</p> <p>Whilst no one can review the revenues or figures from the redacted viability report we can see that it advises that the proposal is financially viable, but it cannot deliver on-site affordable housing in addition to CIL contributions, restoration costs and the 'significant amount' of community benefits the scheme offers. It is up to the Council to decide to what extent the requirements and evidence produced by the applicant justify no affordable housing, if the costs for restoration are realistic and what 'significant amount' of community benefits are being provided and if they are truly 'significant'. Clearly I would argue that it is not justifiable to provide zero social housing and that the community benefits are not 'significant' or enough to mitigate the impact of the development upon the local community. However, it should be noted that the requirement to deliver the level of investment and support the level of community uses/'benefits' would have been known to FEC when it became the Council's partner on this site. Further, the site allocation requirements are set out in the development plan and CIL charging levels would have been known to the developer.</p> <p>Moreover, this development offers a significant number of high-quality high value new homes (an additional 23 over that previously consented) and revenue from other commercial investments, including a hotel, office space and restaurant/cafes/bars. Even the 40 residential parking spaces will be sold. These are all revenue generating uses over and above the uses permitted as part of the extant consents. Furthermore, the viability of the current application is being considered in a much more favourable economic climate than the previous application – the residential market is stronger and values are higher.</p> <p>It is completely unacceptable for this high profile development not to have any affordable housing. Clearly it fails to meet Council policy to meet affordable housing targets. I fail to see how officers and Members can support the application unless this is addressed.</p> <p>I understand that Haringey's policy is that no transparent viability information is made public at the point of submission or while viability negotiations are ongoing, but that when negotiations are concluded unredacted viability information (from both parties) is published.</p> <p>I trust that the Council is currently interrogating the applicant's assessment and that a version of the applicant's report with its figures will be published for true transparency and in good time so that interested parties can review this prior to officers making a recommendation/taking this to planning committee. I certainly would like the opportunity to comment further on this.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>I understand FEC have gone on record (in their open response letter to Ward Councillors, dated 8th September 2017) advising that if the independent assessment of their viability report finds that there is enough money in the scheme to provide affordable housing while allowing them to make a profit then affordable housing will be provided as part of the scheme. Presumably the application will then need to be amended and a further consultation period will commence?</p> <p>Planning Benefits</p> <p>The Planning Statement refers to draft Heads of Terms being submitted with the application. I have been unable to find these on the Council's application file. I would have expected these to be published and ask that they be uploaded and consulted upon. Apart from the local and Mayoral CIL (which the applicant would have been well aware of when the site was purchased) the broader planning benefits are listed at paragraph 7.135:</p> <ul style="list-style-type: none"> * Significant public access to the parts of the Town Hall * New office space which supports smaller businesses * New cafes and restaurants which will bring life to the forecourt * New residential accommodation * Improved Town Square and enhanced open space * Environmental performance improvements of the building <p>To my mind the above are all requirements which the applicant must meet in order for the scheme to be broadly policy compliant and mitigate the impact of the development upon the local community. There is little wider public benefit on offer here.</p> <p>In my view a better scheme could be brought forward by the developer which offers and commits to providing clear planning benefits. This should include the provision of affordable housing and the use of the entire Town Hall as a community arts and leisure facility, which the site allocation requires.</p> <p>Officers should be trying to secure the best proposal that they can here for the local community.</p>
44 3	Christopher Burroughes The Red	<p>Re-consultation</p> <p>I am, of course, pleased that the application now includes some "affordable" housing.</p>

Appendix 6 – Neighbour Consultation Responses

	<p>Bungalow, 63c Cecile Park, Crouch End, London N8 9AX</p> <p>Objection to the proposal</p>	<p>However the new proposal of 11 units falls way below the requirements of the need in the area, and the number required in LB Haringey's Local Housing Strategy Appendix C.</p> <p>Non-"affordable" houses are more likely to be sold to property investors to be let at non-"affordable" rents on short lets i.e. to short term visitors, making less of a contribution to the community.</p> <p>I object to the proposal as it does not comply with the Local Housing Strategy, and therefore makes little impact on the current housing crisis. It seems inconceivable that the Council could approve an application that deviates so much from its own policy.</p>
44 4	<p>Nick Bartlett 31a Weston Park London N8 9SY</p> <p>Objection to the proposal</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Too high and too big The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high. This will have a significant impact on the local community. The increased noise and light pollution will have a detrimental effect on all the properties backing on to this area. It will completely block my view of the sky from my garden and back windows. Many residents will only see concrete.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) Lack of social housing The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these & we 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.</p> <p>5) Loss of local independent businesses</p>

Appendix 6 – Neighbour Consultation Responses

		<p>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?</p> <p>6) No plan for community use 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 (whole) development. Are they the right custodians? Haringey must demand full assurances.</p>
44 5	<p>Edward Allen 67 Palace Gates Road N22 7BW</p> <p>Objection to the proposal</p>	<p>ADDITIONAL objections: Excessive food and drink establishment use (Class A3/A4) Impact on schools, medical facilities, transport and parking of additional population not addressed. NO provision of renewable/green energy Social and affordable homes provision NOT satisfactory Unacceptable loss of community and affordable work-spaces.</p>
44 6	<p>Karen Morrison 2 Abbots Terrace Crouch End London N8 9DU</p> <p>Objection to the proposal</p>	<p>I would like the wonderful Grade II listed Town Hall to be refurbished for the use of the community. I object to the proposed additional enormous complex. A 7 storey building is completely out of keeping with this conservation area changing the character of the area and imposing loss of light and privacy to the surrounding residents. Crouch End is already at full capacity for residents in terms of GPs, dentists, schools, public transport, parking etc and the number of buildings being proposed would create a breaking point.</p>
44 7	<p>Max Clayton Clowes 86c High Street</p>	<p>The token gesture of 11 affordable homes is obviously a step in the right direction, but that is a paltry provision, and far off the recommended 40%.</p>

Appendix 6 – Neighbour Consultation Responses

	Hornsey N8 7NU Objection to the proposal	
44 8	David White 41 North Point London N8 9HF Supports the proposal	<p>I write in support of the planning application to restore the Town Hall and develop housing. This is a great opportunity to develop brown field land for much needed housing (especially now plans have changed so that the new development does not interfere with the view of the Town Hall itself); as well as to ensure the future and community use of a beautiful building which makes Crouch End very special.</p> <p>Please let me know if you need further details to register my support.</p>
44 9	Katherine Hubbard 19 Primezone Mews Objection to the proposal	<p>am writing in connection with the above development plans. My objections are as follows:</p> <p>1) Loss of privacy and loss of light Crouch End is not a high rise area. The 7 storey building will be a complete eyesore and will be visible to all Primezone Mews properties, blocking light at certain times of day. 7 storeys is out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.</p> <p>2) Huge pressure on transport and parking W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.</p> <p>3) 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.</p> <p>4) No plan for community use Bars and restaurants, we do not need! Community space and areas for the arts to thrive, we do.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>5) Loss of value to my property</p> <p>We currently have one private car parking space and the option to have a residents parking permit for another car to park on the street. The streets are already full of cars. This new development will result in congested streets and a build up of emissions as people search for places to park. This, in addition to the loss of light and lack of privacy, will have a detrimental affect on the value of all Primezone properties.</p>
450	<p>Mark Afford 19c Elder Avenue Crouch End London N8 9TE</p> <p>Objection to the proposal</p>	<p>I write in connection to the recent (October) amendments to the applicant's proposals for the old Electricity Board Office and Showroom building, also known as Broadway Annexe, and announcements by the Assistant Director of Planning at Haringey LPA which confirm the planned location of residential units in the Annexe.</p> <p>I do not wish to comment on the issue of affordable units, which appears to be the reason this announcement has taken place at this time (somewhat unusually in advance of the planning authority's determination), indeed I welcome the addition of affordable units to the scheme. However, I do have reservations about residential use of this building. The affordable units could, of course, go elsewhere. Currently the proposals comprise 11 flats occupying the upper floors of the western part of Broadway Annexe above an existing café, and 4 flats on the upper floors of the eastern part of Broadway Annexe above a proposed café. Both developments overlook the civic square. There are three issues, –</p> <ul style="list-style-type: none"> • Firstly, a change of use from office (B1) to residential (C3) for the buildings must be justified • Secondly, the proposed units are single aspect, without sufficient amenity space, and will be adversely affected by noise • Thirdly, residential use will conflict with the proposed community and commercial uses of the Town Hall Square or Hornsey Town Hall <p>1. Development of Broadway Annexe and Change of Use</p> <p>Broadway Annexe is a grade II listed building. Development must be justified and balanced against harm caused to the fabric of a listed building. Conserving heritage assets in a manner appropriate to their significance is a core principle of the National Planning Policy Framework (2012). Policy and good practice, as set out by Historic England, the NPPF, and the London Plan, require that when new uses are found for historic assets that they provide for a viable and sustainable use going forward and that impact on the significance of the asset is limited. Changes of use are supported "should the original or current use be declared non-viable."</p> <p>In this case a change of use from office use (B1) to residential (C3) though normally a permitted development, is not permitted without listed building consent.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>Haringey Local Plan policy DM40 stipulates conditions for the granting of change of use of nondesignated employment land and floorspace, requiring the applicant to demonstrate that the site is no longer suitable or viable for the existing use. The policy clearly sets out the requirement for clear and robust evidence of an open and recent campaign to market the site covering a minimum continuous period of three years. The policy requirements do not appear to be met in this application as no evidence for redundancy is presented.</p> <p>The retention and development of the current office use would clearly meet London Plan and council policy on employment and the local economy, and enhance the Crouch End town centre. Office usage would also appear to be consistent with the planned use of the Town Hall as a hub for small creative and professional sector businesses, and would complement the overall development mix.</p> <p>2. Residential Development Design Broadway Annexe directly overlooks the civic square and lies at the absolute centre of Crouch End Broadway and the town centre. The Broadway and civic square are vibrant spaces, filled with vehicle and pedestrian traffic, busy and noisy until late. However the majority of the proposed units in Broadway Annexe are single aspect to this town centre environment, and do not have any amenity space. Therefore they will be particularly prone to noise issues, with adverse affects on health and quality of life.</p> <p>The NPPF (section 123) requires decisions to avoid noise giving rise to adverse impacts on health and quality of life. In addition the London Plan policy 7.15 and the Housing Supplementary Guidance (March 2016) draws attention to the problems of single aspect dwellings and require development proposals to: “seek to reduce noise and manage the effects of noise to improve health and quality of life. It is another important aspect of retreat and privacy in a dwelling. Noise from the street and adjoining properties can cause stress [and] sleep disturbance” (Housing SPG 2.3.42) Haringey’s Local Plan Development Management policy DM23 (Environmental Protection) also requires that noise sensitive developments should be located away from sources of noise. In particular I would suggest that accommodation for vulnerable groups in this location would be highly problematic.</p> <p>3. Residential Use and Potential Conflicts</p> <p>Broadway Annexe is located alongside the main Town Hall building, directly overlooks the civic square, and lies next to Crouch End Broadway in the town centre. Clearly the conversion to residential cannot be viewed in isolation from the demands of the location, and will undoubtedly give rise to conflict over noise</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>and the hours of operation of the square and Town Hall, jeopardising the community uses of the square and perhaps the overall sustainability of the Hornsey Town Hall project.</p> <p>The viability of Hornsey Town Hall relies upon the commercial uses of the arts spaces, the food and beverage operations (including a roof top bar overlooking the Annexe), and the success of the hotel. The public benefits of the scheme, proposing significant community use and access to the Town Hall and the square, are likewise dependent.</p> <p>The role of the civic square is also key to the project. This is Crouch End's town square, its village green, and the home of the Crouch End Festival. It is a valuable amenity for local residents in an area of relative open space deficiency as identified in the Local Plan. Busy and noisy until late, it will be a vibrant space with street trading, pavement cafés, events, markets, in addition to the traffic of hotel guests and the high volume of venue attendees.</p> <p>Hours of operation for the outdoor trading, A4 use, amplified music, and so forth, are likely to be controlled (ref. Local Plan policy DM8, 'limiting the hours of use through the use of planning conditions'), though not without regard to the viability of events, the Festival, and trading. This is, of course, a town centre location and appropriate hours are later than surrounding areas. The current use has licensing until 2 A.M. (as does the relevant clause in the Community Use Agreement).</p> <p>I note Local Plan Development Management policies, DM1 (Design) which seeks to address issues of noise likely to arise from the use and activities of the development, and Policy DM15 (Specialist Housing) which requires that the impact of the proposed development would not be detrimental to the amenity of the local area.</p> <p>In conclusion, I suggest that continued office use is preferable for Broadway Annexe. However, if permission for residential use is granted,</p> <ul style="list-style-type: none"> • measures to mitigate noise ingress should be presented – consistent with avoiding harm to the listed building • conditions should be applied that restrict complaints and subsequent action about the lawful uses of the wider site and safeguard the viability of such uses • no occupation of Broadway Annexe by vulnerable groups should be permitted
45 1	David Mill 11	Increasing the affordable housing from 4 to 11 is still nowhere near the London Mayor's 50% target. Moreover, if this is being paid for / under-written by the Council (ie local tax payers), the developer

Appendix 6 – Neighbour Consultation Responses

	Nightingale Lane Hornsey London N8 7RA Objection to the proposal	should not be able to claim this as part of their planning application (unless they actually pay out of their profits).
45 2	Edward Campbell 6 Landrock Road Crouch End London N8 9HP Objection to the proposal	From your key points, it would be useful to see and compare the original and revised drawings. You tell me that there is a reduction in the height of Block B. What was it previously? From your proposed site sections (drawings SUPERSEDED Plan PX2251 - PX2256) it is still 7 storeys high, over 200 feet high. This is not an acceptable scale/massing for this area. Having a token gesture of 11 units of affordable housing, from a total of 142 is laughable and hardly worthy of comment. Certainly these negligible alterations have done nothing to alter my objection to this greedy scheme.
45 3	C S Thornton 11 Hatherley Gardens London N8 9JH Objection to the proposal	I have seen the amended application. I am glad that some affordable housing is now included but if I have understood, it is not 11 units but just 11 people accommodated which is beyond inadequate. Good also that block B is reduced. Nothing however takes away from the concerns I have (previously expressed) about the aparthotel-67 double rooms as I recall- and the very serious transport and parking problems which will ensue from that and the new dwellings and are not addressed in a substantial or realistic way in the planning application. Please reject this application in its present form
45 4	Caroline Howie 25	The revisions to this redevelopment plan are paltry and do not respond meaningfully to concerns expressed by th local community, including:

Appendix 6 – Neighbour Consultation Responses

	<p>Russell Road London N88HN</p> <p>Objection to the proposal</p>	<p>1. The height of the residential blocks is totally out of keeping with the local area and will impact negatively on the existing residents and character of the surrounding neighbourhood. Masquerading as a positive contribution to the area , it is clearly motivated by greed.</p> <p>2. The amount of additional social housing is so meagre as to be hardly worth mentioning.</p> <p>3. The case for the change of use to create the 'apart-hotel' has simply not been made. In addition, it is quite obvious that in due course these 'flatlets' will also become flats for sale. There are no guarantees to the contrary.</p> <p>4. The plan shows total disregard for the current community of Crouch End and the need for shared public spaces - spaces which create a sense of belonging and identity in our part of London.</p> <p>5. The various objections about the impact on already over burdened local amenities (doctors, schools, transport, parking etc) have not been addressed.</p> <p>It's not too late to rethink to come up with a plan that the local community both needs and wants. I hope you are brave enough to do that.</p>
45 5	<p>Adrian Essex 7 Fairfield Road Crouch End Crouch End London N8 9HG</p> <p>Objection to the proposal</p>	<p>I would like to re-iterate my earlier objection to the planning application http://www.planningservices.haringey.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=1005606</p> <p>The minor changes which have been submitted do not materially change the facts including but not limited to:</p> <p>The tower blocks are too big and overbearing;</p> <p>The views of the Town Hall and Library will be severely restricted and will damage their heritage value;</p> <p>The change of use to a hotel is inappropriate and counter to policy;</p> <p>The transport assessments are ludicrous;</p> <p>The density is too great and miscalculated in the submission.</p>
45 6	<p>D Baird 21 Elmfield Avenue London N8 8QG</p> <p>Objection to the proposal</p>	<p>I am writing to object to the amended planning application for Hornsey Town Hall.</p> <p>The amendments to the application do nothing to address the concerns raised in my previous comment on the application.</p> <p>The slight reduction in the height of Block B does not diminish the fact that both of the new blocks are too tall, and diminish the standing of the Grade II* listed Town Hall and Grade II listed library. At seven storeys, they are overbearing and entirely out of character with the surrounding area, which is mainly two to three storeys.</p> <p>Introducing 11 units of affordable housing should not be underwritten at a cost of £3.5m by the council (ie paid for by local council tax payers), but should be at the developer's cost since it stands to make tens of millions of pounds in profit from the site.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>The introduction of affordable housing does nothing to resolve the issue that the development is too dense for the site.</p> <p>It does not address the overloading of local infrastructure that will result from the approximately 500 people in the new residential blocks, in terms of schools, GPs, traffic and transport.</p> <p>In summary, the developer has done a negligible amount to address the many local concerns over the development, and the application should be rejected.</p>
45 7	<p>David Crane 11 Birchington Road London London N8 8HR</p> <p>Objection to the proposal</p>	<p>Although the application has been revised as of 18th Oct 2017, the points in my earlier objection (reproduced below) still stand.</p> <p>The points in that objection affected by the slight revisions include (though this is not a comprehensive list)</p> <ul style="list-style-type: none"> - the total number of people who would live on the site is about the same as in the previous application (indeed there appears to be a small increase). Therefore my previous comments are still valid regarding much too high a population density causing great strain on infrastructure (public transport, car parking, local services such as doctors surgeries, schools, waste collection, etc.) - the size of the tower blocks has been reduced slightly in the new plans but is still far too large and would still dominate the area and damage the harmony with the existing local architecture - there is now a tiny provision for social housing, there was none before so this is an improvement though derisory compared to the overall size of the development <p>Again, I strongly object to this planning application.</p>
45 8	<p>Dawn Barnes 37 Whittington Road London N22 8YS</p> <p>Objection to the proposal</p>	<p>I am would like to object to the revised planning application for Hornsey Town Hall (HGY/2017/2220).</p> <p>The proposed residential blocks are too high at six storeys (excluding the basement). Surrounding properties are three storeys and the new development should be similar in scale.</p> <p>There will only be 11 one-bed affordable homes, not the 59 there should be under the Labour-run Council's target of 40% affordable homes.</p> <p>There will be zero social homes available in the scheme while there is a huge waiting list of thousands of families waiting for social housing in Haringey.</p> <p>The affordable homes are being underwritten by the council with the £3.5m received from the lease for the site. The site already seems to have been sold for a low cost so to use this money to ensure the developer provides a small number of affordable homes adds insult to injury.</p> <p>The public transport infrastructure is already stretched with huge queues for the W7 to Finsbury Park at peak times. There needs to be consideration as to how to address this given significant numbers of</p>

Appendix 6 – Neighbour Consultation Responses

		<p>additional residents and projections of hotel guests.</p> <p>The design is out of keeping with the surrounding conservation area in terms of both height and appearance.</p> <p>Residents whose homes are in the shadow of the development will be overlooked and lose natural light.</p> <p>The commitment to public access to the hall and green is weak and residents may lose some or all access to the hall and green over time.</p> <p>There is concern from local residents and community groups about the arts provision, including but not limited to: will the dance classes still be available? Will there be space for the Crouch End Arts Festival? Will there be community involvement in the way that the space is used in the future? There are many creative groups and people in the area who feel that they have been excluded from inputting to the future of the arts provision at the Town Hall.</p>
45 9	<p>Primezone Mews Collective- 1-28 Primezone Mews N8 9JP</p> <p>Objection to the proposal</p>	<p>See Appendix 4 for the information from the objector</p>
45 9a	<p>Kathy Smith As part of the Primezone Mews</p> <p>Objection to the proposal</p>	<p>Regarding the announcement of the amends to the development, ie a 90cm reduction in the height of Block B and the inclusion of 11 affordable units, paid for by Haringey Council, we, the Primezone residents, would like to re-submit our objections to this development.</p> <p>You have been sent ((from Dr Paul Toyne), a BRE report commissioned by local residents. This report is mentioned below.</p> <p>Please include the copy below. with the further objection fromPrimezone Mews residents.</p> <p>OBJECTION</p> <p>Regarding the announcement of the amends to the development, ie a 90cm reduction in the height of Block B and the inclusion of 11 affordable units, paid for by Haringey Council, we, the Primezone residents, would like to re-submit our objections to this development.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>There have been no attempts to address the issues raised in our original letter. Block A remains as it is.</p> <p>Issues remain around Height, Privacy, Proximity, Noise and Light Pollution, Traffic and Density.</p> <p>We did not receive any reply to items addressed in our letter, nor any information about the excavation plans which would impact our boundary wall.</p> <p>Privacy</p> <p>It seems that FEC have totally failed to address privacy...the proposal of the trained trellis doesn't provide heights. It would have to be up to 20 feet high to make any impact. And any height above Primezone's wall, will then impact light (as stated in a BRE report, see below). The FEC Privacy report inaccurately states Primezone Ground Floor residents wouldn't be able to see the building but that's not the case, and that the higher floors of Block A would also be able to see into Primezone Ground Floor patios as well as upstairs bedrooms. These rooms would also experience significant overlooking from the proposed Block A. People would be able to sit on their balconies and look directly into the bedrooms of Prime Zone Mews.</p> <p>Light</p> <p>A BRE report, commissioned by local residents, states at the rear of PrimeZone Mews would have substantial reductions of daylight, losing over half their light in some cases. These losses are significantly worse than for the consented scheme.</p> <p>Inaccuracies and mistakes</p> <p>The current Revised Daylight report says readings are based on APPROVED agreements from the planning application HGY/2010/0500.</p> <p>Historic planning consent was only given subject to approval; from meeting minutes, July 12th 2010,PC44: approval will only be given subject to a re-examination of the daylight assessment.</p> <p>The latest Daylight report for the proposed development says it is 'in keeping with the conditions for the previous approved development'. Haringey Council and FEC have failed to produce the document showing how these amends were addressed.</p> <p>The BRE have stated that their guidance has been applied incorrectly and many of Point 2 conclusions are incorrect - they have underestimated the daylight and sunlight impact of the new development.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>Primezone residents fail to understand how consent can be granted to a scheme riddled with misinformation, inaccuracies, and lack of information being provided. For that reason we object to the scheme and the proposed amends.</p>
46 0	<p>Dr Paul Toyne 27 Weston Park, N8 9SY</p> <p>Objection to the proposal</p>	<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.</p> <p>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.</p> <p>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.'</p> <p>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 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>

Appendix 6 – Neighbour Consultation Responses

46 1	S. Aarts 58 Florence Road N4 4DP Objection to the proposal	<p>I object to this development on the following grounds:</p> <ul style="list-style-type: none"> -The residential blocks are too high. -There will be too few affordable homes. -The design and scale is out of keeping with a conservation area. -Homes backing on to the site will be overlooked and lose light. -The commitment to public access to the Hall and Green is not strong enough
46 2	Michael Cordery 113 Ferme Park Road Crouch End London N89SA Objection to the proposal	<p>I do not think the plans are going to benefit the community and that the public have been misled by promises that are not matched by the designs. I also believe there are no real infrastructure plans to match the health education and transport requirements that the additional influx of residents and guests will create. Finally public access to our green and town hall community facilities is essential. Crouch End is a community and this is the central focus of our community.</p>
46 3	Sarah Barrell 88 Ferme Park Road London N89SD Objection to the proposal	<p>The residential blocks are still too high at 7 storeys. There will only be 11 affordable homes, not the 59 there should be under the Labour-run council's target of 40% affordable homes. The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site. More public transport and local amenities should be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel. The design and scale is out of keeping with a conservation area. Homes backing on to the site will be overlooked and lose light. The commitment to public access to the Hall and Green is not strong enough.</p>
46 4	Ian Alty 26	<p>I think that there should be a larger portion of the flats that are for affordable homes</p>

Appendix 6 – Neighbour Consultation Responses

	Bourne Rd N8 9HJ Objection to the proposal	
46 5	Adam Chamberlain 39 Wolseley Road N8 8RS Objection to the proposal	Planned building is too high such that it is not in keeping with the locale and will ruin the skyline, plus there is insufficient affordable housing included and no consideration given to local amenities.
46 6	Jesper Garde 20 crescent rise N22 7AW	Objection
46 7	Lynne Pritchard Flat 8 Old Chapel Place Princes Avenue Muswell Hill London London N103LT Objection to the proposal	<p>I object to the planing permission on The Hornsey Old Town Hall as I do not feel, we the public, who use and love the town Hall have been reassured that we can continue use the facilities for events, art galleries, dancing, concerts, singing, markets etc once the building is made private.</p> <p>We sorely lack a central civic spaces the public can use and strengthen our communities. An area is so much more than the than expensive hosing and it is the community which help Crouch End to be such an attractive to people wanting to live here. I also object because there is a lack of affordable or social housing been guarantee within the development. Whats the councils objective? To make Crouch End affordable for only the super rich?</p>
46 8	Rita Shamia 21a Harold Road London N8 7DE	HTH is a vital local resource for the community. With the shortage of affordable housing, the news for community space it's outrageous that the council is selling off this beautiful.building to a developer. Adding 7 stories is simply unacceptable for reasons that should be blindingly obvious. I strongly object.

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	
46 9	Ron Johnson 72 Twyford Avenue London N2 9NL	Objection
47 0	Todd Schulkin 45 Redston Road London London N8 7HL Objection to the proposal	The proposed plan seems totally insufficient in affordable housing units and in offering community benefits like open green space in keeping with what the existing Hornsey Town Hall arrangement offers. Further a hotel that does not have its own circulation space also turns it back on becoming a community space but becomes merely like a boarding house. Any hotel should offer a mix of spaces that the community can use together with guests, especially for one that is so far from usual tourist sites.
47 1	Greg McTaggart 38 Warner Road N8 7HD Objection to the proposal	It is outrageous that there is not adequate social housing in the plan and even more outrageous that we the taxpayers will pay for any social housing that does appear. Don't tell me the developer is so magnanimous that it will choose to pay for social housing when you give it the chance not to pay. Unless the developer pays for the social housing and not taxpayers, you can expect that you will be pursued through the courts for breach of trust. We are already surcharged over Ally Pally and now you expect us to pay for what your mates are not willing to pay.
47 2	Louisa Brittain 22 Elm grove Crouch end London London N89AJ	Disgusted by low number of affordable home Disgusted that LA underwriting cost Object to height - 7 storey building totally out of keeping Shame on our LA for supporting this.

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	
47 3	Kristina Norrman 51 Glebe Road Hornsey London N8 7DA Objection to the proposal	It is very disappointing to see that this application is not for filling what was originally said or targets of Haringey in particular the affordable homes situation. This in light that affordable homes in this area really are not very affordable for the vast majority of the population. Furthermore it is not clear what is being done to the infrastructure of the area with the increase of the population. Nurseries and schools in this area are over prescribed, GP practices and the public transport system too. Especially taking into account the big development close to completion on Hornsey High street. There seem to be a lack of vision here!
47 4	Benjamin Scanlon 197 Reedham Close LONDON LONDON N17 9PZ Objection to the proposal	I am very concerned that there are way below the number of affordable dwellings in this development that there should be. To see a Labour council abandon the disadvantaged people around here is very depressing and you should reconsider the application and at the very least comply with the spirit of the target rather than saying one thing then seeking to go around your own target. I am also concerned about the lack of public access. This is happening all over London and we run the risk of becoming a very dreary city indeed.
47 5	Cheryl Jukes 139 Hornsey Lane Hornsey Lane N6 5NH Objection to the proposal	This application is fundamentally flawed. The Council does not have the right to sell off this historic building. The development plans are not appropriate for Crouch End because of their scale and the lack of infra-structure to support it. The square needs to belong to the people and we like it how it is. We have no desire to lose any of the limited Green Space we have and I am appalled that it is being handed over to a private company, for peanuts for 130 years. Please re-think!

Appendix 6 – Neighbour Consultation Responses

47 6	<p>Joshua Cunliffe 23 Oakfield Court Haslemere Road LONDON N8 9RA</p> <p>Objection to the proposal</p>	<p>I am writing once again to object to the development of the Town Hall since the original plans have been amended.</p> <p>It is clear however that the residential blocks are still far too high, much higher than any surrounding residential development and therefore obviously out of keeping with the area.</p> <p>I welcome the inclusion of more affordable homes however the number suggested still falls well short of the council target of 40% and the increase appears to be lip service to smooth the progress of the application. Commitment to public access to the green area in front of the Town Hall, and to the Hall itself, is still unclear and plans for community use vague.</p> <p>This is a huge development, out of keeping with the area that will overwhelm central Crouch End both in terms of visual aesthetics, impact on light and space, and use of resources. The public transport and health infrastructure is stretched as it is and will be pushed past breaking point by this development.</p> <p>Last-minute changes to an existing application seems to me like a cynical ploy to overcome the massive level of local objection to this development, but the fact is the small tweaks to the plans do not obviate my previous concerns or the majority of objections. It would be an appalling scandal if this application were passed.</p>
47 7	<p>Timothy Haley Flat F, 61 Shepherds Hill Highgate London London N6 5RE</p> <p>Objection to the proposal</p>	<p>I object to the Planning Application on the following grounds:-</p> <ol style="list-style-type: none"> 1. The design and scale (7 storeys) is not in keeping with a conservation area. It will lead to nearby homes being overlooked and cause a reduction in their light. 2. More affordable housing units should be provided. 3. The public transport facilities are inadequate for such a development.

Appendix 6 – Neighbour Consultation Responses

47 8	Marilyn Taylor 57 Muswell Road London N102BS Objection to the proposal	I see that the proposed building is 7 stories and that there is only a small number of so called affordable homes. I cannot support the scheme with so few homes that are either social housing i.e. Affordable to most people.
47 9	Fiona Mallin- Robinson 8 Landrock Road Crouch End N8 9HP Objection to the proposal	<p>I object to this Planning Application.</p> <p>To have a seven story construction of this nature in the heart of historical Crouch End, a conservation area, will be to the detriment of the built environment and to the community generally. The largest blocks of flats on neighbouring Haringey Park are far from seven stories and should be taken as the guiding limit for this development. Not only will it destroy the aesthetics of the area but for neighbouring homes (backing onto the site) it will be sincerely detrimental to the quality of living for inhabitants - they will be overlooked, they will lose light and they will feel like they are in a very built up area and all the impact on mental health that that brings.</p> <p>The commitment by the developers to maintaining public access to the Hall, to continuing to develop its role as an active arts centre and community facility, and the future of the Green is not strong expressed at present - not strongly enough for planning to be granted. Until long term plans for this can be fully articulated, with accompanying business plans, nothing should be signed off. The fate of the Hornsey Town Hall development will have a huge impact on Crouch End - the application is not in a state to be granted at the moment. It does not have public support.</p>
48 0	Les Garner 25 Gladwell Road Crouch End London Middlesex N8 9AA	<p>I wish to strongly object again to this development and urge the planning committee to refuse the application.</p> <p>In a nutshell</p> <p>The residential blocks are still too high at 7 storeys</p> <p>There will only be 11 affordable homes, not the 59 there should be under the council's target of 40%. In any case, affordable are not actually affordable and there is NO provision for social housing at all. The Council argues that across the borough it is meeting the 40% target but they are not within this development. Worse still, the so called affordable homes are being underwritten by the council with the £3.5m received from the lease for the site. Very handy for the Developers who stand to make a substantial profit.</p>

Appendix 6 – Neighbour Consultation Responses

		<p>The impact on transport and other and local amenities has not been fully addressed especially given the additional residents and visitors to the hotel</p> <p>The design and scale is utterly out of keeping with a conservation area.Homes backing on to the site will be overlooked and lose light and it would appear the new buildings would be seen from the front of the town hall.</p> <p>The commitment to public access to the Hall and Green is unclear.</p>
48 1	<p>Mr J B Wilson 112 Osier Crescent Muswell Hill London Middlesex N10 1RE</p> <p>Objection to the proposal</p>	<p>Seven storeys is much too big. Local transport resources couldn't cope. Additional traffic problems.</p>
48 2	<p>Claire Hills 7 Landrock Rd London N8 9HP</p> <p>Objection to the proposal</p>	<p>I still think the building is too high to fit in with the character of the neighbourhood and the design is not attractive. Very little has been done about affordable housing and nothing, as far as I can see, to look at the impact on local travel, schools and surgeries. Nor is there a strong enough commitment to allow public access to the green and the hall inside. This has been my town hall for 50 years of living in Highgate and Crouch End and I don't want to lose it.</p>
48 3	<p>Daniel Carter 25 Jackson's Lane London N6 5SR</p>	<p>The level of affordable housing being provided in this new build is insufficient when London is in the grips of a housing crisis and not in line with the targets set out by the council. Councils cannot be seen to contribute to the growing issue of unaffordable housing in London - they must represent ALL their constituents!</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	
48 4	Carol Norton 80 Blake Road London N11 2AH Objection to the proposal	I object to the scheme as it does not provide enough affordable/ social housing. There will only be 11 affordable homes, not the 59 there should be under the Labour-run council's target of 40% affordable homes. How can Haringey have a sustainable community if our young people are priced out of the Borough. These homes will be sold to offshore investors and create a residential desert in the heart of Crouch End, which will have knock on effect on local businesses. It is a scandal that a Council asset should be redeveloped with no real housing gain for the borough.
48 5	Fiona Thompson 3 Coolhurst Road London N8 8EP Objection to the proposal	Object to this planning application because: - There is not enough provision of low-cost, affordable housing. This is unacceptable. - It's not clear at all whether the public will still have access to the Green and the public area around the site. The public should still have access.
48 6	Carolyn Whittaker 22 Rosebery gardens N8 8SH Objection to the proposal	I object to the proposals based on 1. not in line with the new GLA requirements in the SPG and draft London Plan for public land to achieve 50% affordable housing that is truly affordable including London Affordable Rent. 2. the Arts facilities are totally unconvincing and vague. What opportunity is there for creative small businesses currently operating in the building. 3. Public access via a cocktail bar or restaurant is not in the spirit of the open access to all in the building 4. Pressure on local medical and transport services. At least 3 other GP practices have closed down and it now takes a week to see a GP 5. W3 and W7 buses always overcrowded
48 7	Jim Spottiswood 1	I support the necessary re-development of the Hornsey Town Hall, something that has been delayed and obstructed for nearly two decades. This development brings urgently needed modern housing

Appendix 6 – Neighbour Consultation Responses

	Crescent Road N22 7RP Supports the proposal	to the area and will contribute to Crouch End's ongoing rise as a highly desirable place to live for families. I do not feel this development should be held up over arguments about 'affordable housing'. There are many housing estates in the area offering low-cost housing. In fact, what is lacking is high-end, high-quality modern homes that will attract families to stay in the area, helping local businesses. Having families living in the centre of Crouch End will also add to improvements to general security and help in keeping the immediate area in good condition and attractive. This is an excellent proposal and has been delayed for far too long.
48 8	Karen Drury 133 Priory Road Hornsey London N8 8NA Objection to the proposal	It is ridiculous - and shameful for a Labour Council - to not demand adequate affordable housing as part of development schemes - this is underneath your proposed target of 40%. In addition, the height of the development will dwarf the existing townscape and have a deleterious effect on the surrounding area, not least in terms of light. This is NOT the way to treat a conservation area, nor to provide homes for 'hard-working Londoners'.
48 9	Shona Golightly 12 Oakley Gardens Hornsey LONDON London N8 9PB	Objection
49 0	Joanne Sergeant 28 Harold Road London N8 7DE Objection to the proposal	Not enough affordable homes and design not in keeping with a conservation area

Appendix 6 – Neighbour Consultation Responses

49 1	Alexander Sullivan 195B Inderwick Road London N8 9JR	Disgraceful use of publicly owned property. Not enough social housing, and what there is will be under written by the council, too high at 7 storeys and will negatively affect the character of the centre of Crouch End. Shame!
49 2	Annette Staunton 13A Hillfield Avenue Hornsey London London N8 7DU Objection to the proposal	<p>I thoroughly concur with other objections on the following grounds: Proposal is an entirely inappropriate use of the building.</p> <p>It is too overbearing and out of character - it will not fit into Crouch End town centre environment and will overshadow nearby properties, reducing their light.</p> <p>This whole proposal is far too much. Ideally, the council should be looking at plans for some kind of theatre, event space perhaps with some living accommodation above and around with limited increase to height perhaps to accommodate.</p> <p>Not even sure if bars/restaurants need to be part of the plan - Crouch End is over-run with them already!</p> <p>The proposal to include a hotel is entirely inappropriate. As a professional in the hotel business, I cannot see that the location, much as us residents may love it, will be at all appropriate for London visitors and can see this business failing early on.</p> <p>Instead, look at Finsbury Park and the marvellous success they have made of the Park Theatre and move in this direction with a limited amount of living accommodation above. Much more appropriate use of the site which would fit better into the character of the area.</p>
49 3	Ann Gale 47 Stanhope Gardens Highgate LONDON N6 5TT Objection to the	<p>We wish to object to the proposed planning application for the above on the following terms: Ann and John Gale, 47 Stanhope Gardens, N6 5TT e-mail address as above.</p> <p>The residential blocks are still too high at 7 storeys There will only be 11 affordable homes, not the 59 there should be under the Labour-run council's target of 40% affordable homes. The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site.</p> <p>More public transport and local amenities should be provided, e.g. increase in buses to cope with the</p>

Appendix 6 – Neighbour Consultation Responses

	proposal	<p>additional residents and visitors to the hotel.</p> <p>The design and scale is out of keeping with a conservation area.</p> <p>Homes backing on to the site will be overlooked and lose light.</p> <p>The commitment to public access to the Hall and Green is not strong enough.</p>
49 4	<p>Judi Simmons 36 Fairfield Gardens Crouch End London N8 9DD</p>	<p>The application is flawed for the following reasons:</p> <ol style="list-style-type: none"> 1. The residential blocks are too high at seven storeys 2. The design and scale is out of keeping with a conservation area 3. There will only be 11 affordable homes, not the 59 there should be under the council's target of 40% affordable homes 4. The affordable homes are being underwritten by the council with the £3.5m received from the lease for the site 5. More public transport and local amenities should be provided to cope with the additional residents and visitors to the hotel 6. Homes backing on to the site will be overlooked and lose light 7. The commitment to public access to the Hall and Green is not strong enough
49 5	<p>Anne-Marie McBroom 12a Lightfoot Road London N8 7JN</p> <p>Objection to the proposal</p>	<p>Not enough affordable homes; the council is under-writing the few affordable homes that there are; the design and scale is not in keeping with a conservation area and the residential block is too high, affecting local residents; there is not enough commitment by the council to public access to the green and to the town hall itself. In addition to this, plans for increasing local amenities and transport are nonexistent.</p>
49 6	<p>Ben Shallcross 308 Park Road Hornsey Hornsey London London N8 8LA</p>	<p>I strongly object to this proposal because.</p> <p>At the moment, used as an arts center, HTH has brought to the community an abundance of creativity, small business, recreation and so on. It has been hugely used by film, bringing revenue to the area. It has begun to function as a center-piece of the enormously creative population of N8.</p> <p>Nowhere in the UK has as many creatives, musicians, artists and so on as N8. It deserves a properly managed and funded arts centre - not a quick buck far east buy in with no local interest.</p>

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	<p>Here is an opportunity to build a significant community asset for future years. The sort of centre that works to resolve many of the problems we see around us - kids on bikes, jobs, homes and so on.... Don't waste such an opportunity please. Do it right, do it for us the people who you are there to care for yes? and...</p> <p>There is no provision to accomodate the increased transport needs within an already gridlocked N8 = chaos</p> <p>There is very little social housing</p>
49 7	<p>Deborah Benn 32 Greenham Road London N10 1LP</p> <p>Objection to the proposal</p>	<p>Shame on you as a labour council to only authorise 11 affordable homes. What has happened to your 40% target??? One of your own ministers, John Healey, shadow housing minister, has today complained that Tory government has made it too easy for property developers to dodge their obligations by being allowed to haggle over the number of social homes they build. Yet you are doing this??</p>
49 8	<p>Lucille Fuller 40 Woodland Gardens London N10 3UA</p> <p>Objection to the proposal</p>	<p>I object to the planning application on the basis that there is insufficient affordable housing included in the plans. This is a site owned by the council and should meet the 40% affordable homes target. The Town Hall was a community building and any change in use should continue to serve the community.</p>
49 9	<p>Meg Goodman 74 Weston Park LONDON</p>	<p>I object to the application mainly on the grounds that no provision has been made for social housing. A development such as this exacerbates the 'monocultural' nature of Crouch End and entrenches the impression that the west side of the Borough has no interest in the housing crisis in Haringey. It does nothing to further the Council's own plans for increased social housing and mixed communities. At</p>

Appendix 6 – Neighbour Consultation Responses

	Greater London N8 9TB Objection to the proposal	least a third of the development should be available at truly affordable rents or for low purchase price. The height of the central residential block is of concern. The artist's impressions/drawings that were on display during the consultation are taken from perspectives that minimise the impact. The block will dominate the development from some angles. It should be a maximum of five storeys. Parking in Weston park is already over-full. The minimal parking provision in the new development means that residents will park in neighboring streets, it is naive to think that lack of dedicated spaces in the development will
50 0	Anne Lavery 103 Upper Tollington Park Stroud Green London N4 4ND Objection to the proposal	The fact that there will only be 11 affordable homes is shockingly low. There should be 59 there under the Labour-run council's target of 40% affordable homes The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site. This should not be the responsibility of the council but that of the private buyer profiting from this lucrative deal. More public transport and local amenities should be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel The design and scale is out of keeping with a conservation area. The residential blocks are too high at 7 storeys Homes backing on to the site will be overlooked and lose light The commitment to public access to the Hall and Green is not strong enough. I believe the entire proposal should be scrapped and a solution that benefits local residents and council tax payers should be found.
50 1	Nina Yogasundram 36 Judd Apartments Great Amwell Lane Hornsey London N8 7NP Objection to the	The proposed development is not at all appropriate for Crouch End or Haringey, either architecturally or socially. The proportion of "affordable" housing is far too low - the 40% aim should be a bare minimum. The environmental standards of the project are also far too low - the Council should be demanding the very highest eco standards possible to make this an innovative landmark development that leads the way in environmentally responsible design. The scale of the buildings is much too large, and will dwarf the historic Town Hall and Library buildings, which should remain the dominant features of the neighbourhood. Six and seven storey buildings have no place in this part of the borough, where there's nothing anywhere near as high; such large buildings will completely alter the character of the area and will have very detrimental effects for all the residents in homes surrounding the site. There is no plan to increase transport, school, or medical provision in the area to accommodate new

Appendix 6 – Neighbour Consultation Responses

	proposal	<p>residents. Haringey Council keeps permitting large developments without increasing services - our schools, doctors, and transport are already straining to cope, and with the Smithfield Square development now ready for occupation this is about to get much worse; the borough can't take another major development of flats without more provision of schools, doctors, and transport - the shortage of these things has serious effects on social cohesion, as does the lack of genuinely affordable and social housing.</p> <p>The Council is not behaving responsibly and Labour Party members like myself are really ashamed of what is being done in our name. HTH and the Library are examples of the best of 20th Century architecture - forward-looking public design meant to benefit the local community and enhance society; don't ruin them with short-sighted greed.</p>
50 2	<p>G. Popova 58 Florence Road London N4 4DP</p> <p>Objection to the proposal</p>	<p>As far as I understand: The residential blocks are still too high at 7 storeys. There will only be 11 affordable homes, not the 59 there should be under the Labour-run council's target of 40% affordable homes The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site. More public transport and local amenities should be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel The design and scale is out of keeping with a conservation area. Homes backing on to the site will be overlooked and lose light. The commitment to public access to the Hall and Green is not strong enough.</p>
50 3	<p>Sam Goodison 28 Crescent rise London N22 7AW</p> <p>Objection to the proposal</p>	<p>Too high, not enough affordable housing provided, not sympathetic to original building design, will block light to housing backing onto site. Not enough community space provided in new submission.</p>

Appendix 6 – Neighbour Consultation Responses

50 4	Deborah Coles 148 Weston Park London N8 9PN Objection to the proposal	I strongly object to this planning application. There is inadequate social and affordable housing, there is insufficient consideration given to the infrastructure that such buildings will require. This is a well used space for artists and local people and there is inadequate information on how this will still remain a community space.
50 5	Matthew Fenby Taylor 51 Warham Road N4 1AR Objection to the proposal	Not enough social housing nor public access to the green.
50 6	Lily Todd 29 CONISTON ROAD LONDON N10 2BL Objection to the proposal	The number of affordable homes in the project is too low 7 stories is much too high for the area in question Access to the Hall and Green is uncertain The project will overcrowd the area
50 7	Tami Hoffman 74 Park Ave South Crouch End London N8 8LS	The proposal fails to address both the social and aesthetic issues raised by local residents: The blocks are too high and block out the light There is insufficient social housing There is no commitment to public access to the Hall and Green There are no plans to increase public transport to cope with the development. Haringey has an awful track record in managing big development projects (Ally Pally!!!!). It would be great if you really listened to the residents of Crouch End who do so much to prop up the council's tax coffers.

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	We love our area - please insist on a sustainable project instead of looking to make a fast buck
50 8	Cortland Fransella 17 Warner Road Hornsey London N8 7HB Objection to the proposal	<p>The residential blocks are still too high at 7 storeys</p> <ol style="list-style-type: none"> 1) There will only be 11 affordable homes, not the 59 there should be under the Labour-run council's target of 40% affordable homes 2) The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site 3) More public transport and local amenities should be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel 4) The design and scale is out of keeping with a conservation area 5) Homes backing on to the site will be overlooked and lose light 6) The commitment to public access to the Hall and Green is not strong enough <p>In short, this is a misconceived project which goes against the spirit of preserving the Town Hall and providing maximum numbers of affordable homes at a time of an acute housing shortage. Guarantees of public access and use of the building in future should be far stronger than they are. As a Council Tax payer, I object to the planned use of my money in this way.</p>

Appendix 6 – Neighbour Consultation Responses

50 9a	<p>Michael Gilmartin Frics acting on behalf of Eric Swain, 13 Haringey Park, N8 9HY</p> <p>Objection to the proposal</p> <p>See BRE Client Report</p>	<p>Development Management Support Planning Service Level 6 River Park House 225 High Road Wood Green London N22 8HQ</p> <p>Your Ref:</p> <p>Our Ref: MPG/DJS/11632/25410</p> <p>10th November 2017</p> <p>Dear Sirs</p> <p>RE: PROPOSED DEVELOPMENT, HORNSEY TOWN HALL, CROUCH END REFERENCE: HGY/2017/2220+2221+2222+2223</p> <p>I act on behalf of Mr Eric Swain, the freeholder of 13 Haringey Park and I am writing on behalf of my Client to lodge his serious concerns about the proposals contained in the above mentioned planning application and the proposals to redevelop the Town Hall site.</p> <p>I refer to your communication by email dated 20th October 2017 in which you explain that the key alterations proposed by the applicants are a reduction in the height of Block B and access and layout changes to the wider site.</p> <p>I have considered the additional illustrations of the development and the other technical updates but my client is not satisfied that these changes go sufficiently to mitigate the serious overlooking and daylighting issues which the proposals, if approved, would impose on my clients</p> <p>There would be significant overlooking and loss of privacy to 13 Haringey Park as a result of Block A of the new development. Residents of Block A would be able to sit on their balconies and look directly down into the garden of 13 Haringey Park and into its side windows. The garden of 13 Haringey Park would also have a significant loss of sunlight outside BRE guidelines.</p> <p>For the reasons set out above, I would ask that you urge your members to give serious consideration to the BRE Report and refuse to grant Planning Permission for the submitted scheme.</p> <p>Yours faithfully</p>  <p>MICHAEL GILMARTIN FRICS GILMARTIN LEY</p> <p>Email: michaelg@gilmartinley.co.uk Direct tel: 020 8938 9942</p>
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Appendix 6 – Neighbour Consultation Responses

510	<p>Paul Esposito 18 Video Court 2 Mount View Road London N4 4SJ</p> <p>Objection to the proposal</p>	<p>The proposed planning application goes completely against the council's statement on affordable homes. The current plan involves a meagre 18% of the promised total - please remember you are a Labour administration not Conservative, I think you need to remember that! This is about social welfare and homes for people, not about profits for private companies. Your administration seems to have completely lost sight of your voters wishes, shame on you all!</p>
511	<p>Victoria Harwood Kapadia 53 Grosvenor Road N10 2DR</p> <p>Objection to the proposal</p>	<p>Please preserve this historical building</p>
512	<p>Tamar Schonfield</p>	<p>I wish to Object to the pan particularly for the following three reasons: 1. Insufficient number of 'affordable homes'</p>

Appendix 6 – Neighbour Consultation Responses

	71 Woodland Rise Muswell Hill Muswell Hill London N10 3UN Objection to the proposal	2. Building out of character 3. Lack of commitment to the neighbourhood - public transport, amenities and education
51 3	Jennifer Grigg 83 Grove Avenue Muswell Hill Muswell Hill London London N10 2AL Objection to the proposal	There are not enough affordable homes - not even close to the 50+ needed. 7 stories is much too high for the proposed newbuilds.
51 4	R Max 2 Linzee Road Hornsey Objection to the proposal	I am still far from convinced that the small concessions by FEC made since the previous submission adequately address the overwhelming concern of local people like myself that the council and therefore our community is getting a fair return on its generous deal. FEC needs to accommodate Haringey Council's own target of 40% affordable housing without the Council underwriting it. Permanent and significant local community and Creative Arts-related access particularly to the Green and the Main Hall must be explicitly guaranteed BEFORE the planning is fully approved. I also have concerns regarding the excessive massing of the scale in height, as well as the underestimate of the impact on local transport, including the loss of the Library parking.

Appendix 6 – Neighbour Consultation Responses

51 5	Andrew Jackson Flat 5 Cedar Court Colney Hatch Lane Muswell Hill London N10 1EE Objection to the proposal	The proportion of "affordable" housing is too small for a development of this magnitude. There is already a large quantity of unaffordable new housing going up down the round in Hornsey.
51 6	Jessie Hewitson 52A Middle Lane London London N8 8PG Objection to the proposal	I think the existing public transport links are stretched enough and that adding these extra flats will increase the problems with transport to/from Crouch End. I feel we need more commitment about the green space outside.
51 7	K Jones 79 Rathcoole Gardens London N89NE Objection to the proposal	<p>I wish to Object to the proposed planning application HGY/2017/2220.</p> <p>I believe the proposed plan to build to seven storeys is too high and will result in an enormous loss of light for those houses surrounding the site and will also create overlooking greatly affecting privacy. The design and scale is out of keeping with a conservation area. This is bad design.</p> <p>There has been no additional provision made in the local amenities and transport for the large increase in the additional residents and visitors to the hotel. More public transport and local amenities should be provided.</p> <p>The commitment to public access to the Hall and Green is not strong enough</p> <p>It appears that there are only proposed 11 affordable homes rather than the 59 there should be under the Labour-run council's target of 40% affordable homes and that the affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site.</p> <p>Because of all the above reasons planning permission should be refused.</p>

Appendix 6 – Neighbour Consultation Responses

51 8	<p>Laura Lee Davies 30 Rathcoole Avenue London N8 9NA</p> <p>Objection to the proposal</p>	<p>As a parent who is raising my children in this area and having lived in Haringey for 30 years, I do not feel this Planning Application upholds the community values we should expect of this council and am concerned at the poor offers for the community and the scant allocation of social housing. I also believe the scale of the project (including its height) will be damaging to the area.</p>
51 9	<p>Penelope Tobin 74a Woodland Gardens N10 3UB</p> <p>Objection to the proposal</p>	<p>The plans are poor, especially for a conservation area.</p>
52 0	<p>Christine Rolka 24 Haringey Park Crouch End Crouch End London Greater London N8 9HY</p> <p>Objection to the proposal</p>	<p>The residential blocks are too high at 7 storeys - in a conservation area. There will only be 11 affordable homes, not the 59 there should be under the Labour-run council's target of 40% affordable homes The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site More public transport and local amenities should be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel The design and scale is out of keeping with a conservation area Homes backing on to the site will be overlooked and lose light The commitment to public access to the Hall and Green is not strong enough</p>

Appendix 6 – Neighbour Consultation Responses

52 1	David Brown 4, Ivor Court, 102 Crouch Hill Crouch End London London N8 9EB Objection to the proposal	Have already objected and made comments before the revised application. I just want to add to those. Although the number of affordable residential units has been increased, it's only from the ridiculously low previous figure of 4 to just 11. This is of course way below Haringey Council's requirement that residential developments should be 40% affordable housing. Otherwise there would be 59 affordable homes. The Council is underwriting the affordable homes with the money (£3.5m) received from the lease of the site. At 7 storeys the new residential blocks are still too high and the design and scale is out of keeping with a conservation area. Maybe most of all the commitment to public access to the Hall and Green is not strong enough.
52 2	Stephen Driver 71 Umfreville Road London N4 1RZ Objection to the proposal	The residential blocks are too high at 7 storeys and so overlooking adjacent properties affecting light etc. The number (11) of affordable homes is well below the council's target of 40% affordable homes within such developments.
52 3	Tammy Palmer 66 Courtman Road London N17 7HU Objection to the proposal	I object to the revised application on the following grounds: The residential blocks are still too high at 6 storeys (excluding the basement) There will only be 11 one-bed affordable homes, not the 59 there should be under the Labour-run Council's target of 40% affordable homes The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site More public transport needs to be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel The design is out of keeping with a conservation area Homes backing on to the site will be overlooked and lose light The commitment to public access to the Hall and Green is not strong enough

Appendix 6 – Neighbour Consultation Responses

52 4	Adrian J Smith 161 Southwood Lane Highgate Highgate London London N6 5TA Objection to the proposal	This planning application is inappropriate for the area in which it is being sited and will be a blight on local residents.
52 5	Shirley Brailey 182A North View Road Hornsey London Greater London N8 7NB Objection to the proposal	I object to the planning application as the blocks are too high for the conservation area, there are far too few affordable units. There are only eleven instead of the 59 there should be according to the Labour council's target of 40%. The homes backing onto the site will lose light. There are no plans for an increase in buses to cater for visitors to the proposed hotel, and I am not convinced by the plans for public access.
52 6	Melian Mansfield Weston Park Crouch End London N8 9SY Objection to the proposal	I strongly object to this application. It will do nothing to improve Crouch End and does not offer a substantial number of affordable /social housing for the area. There is no need for a hotel and the proposal will remove from the Town Hall the huge range of arts organisations which benefit the local community. There has been no proper consultation by the local authority with residents to find out what they want . This proposal is alien to the area in many respects and removes public land from use by the public. The arguments against this proposal appear not to have been heard by the Planning Committee . The Committee should reject the application without further debate.

Appendix 6 – Neighbour Consultation Responses

52 7	Holly Aylett 59 Oakfield road N44LD Objection to the proposal	There has been evidence provided to demonstrate that the sale of these council assets is of benefit to FEC shareholders and not to haringey residents in need of a home. There is no provision for social housing and a mere 11 affordable units which given their location will be far beyond the reach of poorer haringey residents for whom the council housing action plan should be acting. 3.5 million is being handed over to incentivise even the building of these 11 units. The removal of this asset from the people of haringey and gift for luxury development is not in the interest of already stretched resources for facilities such as water schools roads and local amenities. 7 storey flats behind the town hall are too high for the area in which they will be
52 8	Danny Freedman 2 Ivy Gardens crouch end crouch end LONDON CROUCH END N8 9JE Objection to the proposal	<p>I have already lodged an objection to this scheme. I note here that the recent revisions do not substantially make any difference to that original objection. I still believe that if the extension to the original planning permission is allowed then the bidding process should be re-run since it will no longer be clear that the winning bidder will have provided the best value for council tax payers.</p> <p>The worst part of this proposal - and has always been - is that it drives a coach and horses through the conservation area rules and will have a serious detrimental impact on our local area in terms of the overall look. Here are a more general list of objections that I fully support:</p> <ol style="list-style-type: none"> 1) The residential blocks are still too high at 7 storeys 2) There will only be 11 affordable homes, not the 59 there should be under the Labour-run council's target of 40% affordable homes 3) The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site 4) There is inadequate public transport to support the increase in population including the new hotel apartments 5) The design and scale is out of keeping with a conservation area 6) Homes backing on to the site will be overlooked and lose light 7) Impact on local services - schools, doctors, dentists, parking - are not catered for. 8) The commitment to public access to the Hall and Green is not strong enough
52 9	Philip Jones 55 Curzon Rd London N10 2RB	Finally a viable plan for the Town Hall.

Appendix 6 – Neighbour Consultation Responses

	Supports the proposal	
53 0	Clive Merredew 30 Southwood lawn road N6 5SF Objection to the proposal	I object to this proposal because it offers, in my view, no benefits to the community or the borough and benefits only the developers.
53 1	Georgina Frost 32 Princes Avenue N22 7SA Objection to the proposal	I object to 1. the very low provision of affordable housing 2. Public access to the town hall and the square outside should be a key criterion.
53 2	Alexander Burns 36 Judd Apartments Great Amwell Lane London N8 7NP Objection to the proposal	There's not enough social housing, and the buildings are too high.

Appendix 6 – Neighbour Consultation Responses

53 3	11 Bedford Road London N88HL Objection to the proposal	Although this planning application has been amended there are still not nearly enough affordable homes included. 11 is nowhere near sufficient or fair. There should be at least 59 affordable homes included. We also object on the grounds that the terms of the the promised public access to the town hall are not firm or clear enough.
53 4	Janet Shapiro 30a Connaught Gardens Muswell Hill London N10 3LB Objection to the proposal	I consider that a height of 7 storeys is not appropriate in this area. This will cause overlooking of neighbouring properties and detract from the town hall tower. The developer ought to fund the provision of at least 59 units that are genuinely affordable, preferably rented. Hornsey Town Hall is an important cultural venue for the community and access to the hall and green needs to be more fully guaranteed.
53 5	Andaleeb Richards 1A Ridge Road London N8 9LE Objection to the proposal	The council is the guardian of public assets, not meant to be using them to facilitate a profit being made for a development company. There is relatively little green community space in Crouch End and removing the green from free public use when it is such a community asset is unjustified. The council owes a duty (morally at least) to its residents to help provide homes and this development woefully lacks adequate provision. Giving the developer back the money it has provided for the 'lease' is specious in the extreme. There is already a horrible practice of permitting developers to shy away from their / the council's civic responsibilities and the lack of fight from the council to ensure adequate provision at the outset (let alone knowing what is going to be negotiated away from antic / ignored / have the developers offer to pay off for any breaches) shows how little the council cares about providing for its constituents. The Town Hall could become a real community asset - and making it primarily unaffordable housing with associated use is such a waste of an opportunity to do something other than line the pockets of individualStudent unconnected to Hornsey.

Appendix 6 – Neighbour Consultation Responses

53 6	Polly Hall 40 Homecroft road Park Road Park Road LONDON N8 8LA Objection to the proposal	We need and deserve an arts community center, like it is but brilliant. NOT CHINESE DEVELOPEMNT!!!
53 7	Elly Chalmers 41 Exchange House Crouch End Hill Crouch End London London N8 8DF Objection to the proposal	<p>I wish to reiterate my previous objection to the proposed development at Hornsey Town Hall in light of the new information submitted by the applicant. I will be brief as my previous objection is still valid and I don't wish to repeat myself.</p> <p>My main objection is that the application itself was made too soon. The sheer volume of revisions to the original planning application beggars belief. I also do not think that reducing the height of the individual floors in Block B adequately addresses the very real concerns about the impact of the residential development on the Grade II* listed Hornsey Town Hall in a conservation area. I also feel that the height of Block A is still an over-development, such should not be permitted in a conversation area. There also seems to be no information about the phasing of this project - I strongly believe the refurbishment of Hornsey Town Hall should be carried out as a priority.</p> <p>While I welcome the publication of estimated refurbishment costs by the applicant, I don't think it goes far enough. I also do not believe that the figures provided are indicative of the costs to refurbish the town hall and remove it from the at-risk register, particularly when the figures released include fit out costs for the proposed hotel.</p> <p>I am also very unhappy that I was not notified of the revisions to the planning application, despite objecting to it.</p>
53 8	Kathryn Hardy 80a Rosebery Road Muswell Hill London N10 2LA	I do not think that the plans as proposed are sensitive to the site or the local community. The only consideration seems to be profit This is an important application on a landmark building which should be sensitively conserved and I do not consider there has been adequate public consultation.

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	
539	<p>Barrie Birch 91 Falkland Road Falkland Road Haringey London N80NS</p> <p>Neither supporting nor objecting to the proposal</p>	<p>The iconic town hall should remain as a community facility. Converting it into residential use seems wrong and diminishes the ambience of Crouch End with its special village feel it always has had. It should be a multi-use venue with entertainment and leisure facilities and small business use and a facility generally open to the public. Is there any other stage and theatre space of this size in Haringey? Let us not use this building that helps define Crouch End as the lovely place it is. Please don't do this. It feels very wrong</p>
540	<p>Mary Rawitzer 8 Southwood Lawn Rd London N6 5SF</p> <p>Objection to the proposal</p>	<p>There are too many points to list here, others have expressed it better than I can, but worst of all is the lack of a decent/proper amount of affordable housing.</p>
541	<p>Roberta (Bobbie) Jacobson 16 Lorne Rd N4 3RT</p> <p>Objection to the proposal</p>	<p>I strongly object to the gross lack of affordable housing in the development. How can a Labour Council countenance this and hold its head up? There is a 40% affordable housing requirement -ie 59 affordable homes. Why are there only 11 in the application. This is a crime against young people.</p>

Appendix 6 – Neighbour Consultation Responses

54 2	Walter Macharg 51 Palace Gates Road N22 7BW	Support
54 3	Yvonne Deng 9 Saxon Chase Dickenson Rd London London N8 9EQ Objection to the proposal	I have grave concerns about the conditions surrounding this planning application. It appears that the value of the site, which is estimated in the many millions and is currently in public hands, is simply being given away 'for free' to a private corporation, which, to make matters worse, is a tax evader and thus contributes nothing to society in this country. On top of this, the planning permission is lacking protections for communal use of the site as well as a decent, and originally promised, number of affordable housing units (this site should have at least 40-50% affordable units, if not much more)
54 4	Toby Johnson 8 Glebe Road N8 7DB Objection to the proposal	The Time+Space Co. who are described as the "Arts Operator" are primarily an asset management company with experience working with the creative and digital media companies. Whilst working the assets of the town hall to support a programme of community uses is important, there seems to be insufficient detail and commitment to an artistic programme or a community programme. The Community Use Agreement (between Crouch End (FEC) Ltd and Haringey Council) refers to 'public access' which can cover commercial uses that could be unaffordable to many in the community. However it also refers to 'community use' without defining this term. Affordability is key in this respect and it is a concern that it states that "The pricing schedule is yet to be determined but it will be subject to consultation with the Steering Group. Crouch End (FEC) Ltd is committed to a fair and variable pricing schedule." The level of affordable housing that is being proposed is very low presumably on the basis that substantial investment has to be put into restoring the listed building and making it available to the community. To justify what is in effect a public subsidy to secure the restoration and access to the town hall, the commitment to an active arts programme and affordable community access needs to be far transparent and binding. For example it is important that the 60% community use is not weekdays with commercial activities dominating all evenings and weekends. I object to the application without a far clearer and binding set of proposals.
54	Tina	The majority of my points still stand despite the revision to the planning application submitted,

Appendix 6 – Neighbour Consultation Responses

5	<p>Buckingham 30e Haringey Park London N8 9JD</p> <p>Objection to the proposal</p>	<p>therefore I still object to the application as per my original objection pasted below and the following:</p> <ul style="list-style-type: none"> - the token gesture of 11 affordable houses is still far below Haringey's own policy - reduction in height of block b is again a token gesture when block a is still proposed to be seven stories high and totally out of keeping of the surrounding buildings - the updated visuals provided still do not provide the view from looking directly opposite to block A on Haringey Park, which is where my flat is. Why has this visual not been provided??? This view is the one that will most greatly impact by block A. <p>The application should be refused.</p> <p>Comments: I would like to object to the planning application on the following grounds:</p> <ol style="list-style-type: none"> 1. The size and scale of the proposed development is too large and overbearing for the site. Seven stories are too high and out of keeping of the surrounding area. Building this high will set a precedence for the area, which will not be welcome. 2. The proposed development will have an adverse effect on the character and appearance of Crouch End Conservation Area and on the setting of the Listed Building (Hornsey Town Hall). Referenced by the refusal of nearby planning application for adding extra stories to building - HGY/2013/1282. 3. As a resident directly opposite the proposed seven storey building (block A) on Haringey Park the impact to my visual amenity will be considerable as currently I look out onto an open space with views across to Alexandra Palace. I am astounded that there has been no visual provided by FEC from this aspect and I therefore request that this visual is provided. 4. The flats at the front of the proposed development of Block A on Haringey Park will overlook into my property, this will cause a loss of privacy and cause increased disturbance from both noise and light. 5. One of the two main entrances (Haringey Park) to the development will be opposite and to the slight left of my property. This access will cause an increase in noise and disturbance, especially as it will also be the main access for deliveries (large vans and lorries) to the proposed hotel and town hall. There is also an impact on the highway safety and the convenience of road users. Haringey Park is on the W5 bus route. I have seen no impact assessment to this bus route caused by increase of traffic to Haringey Park. 6. Impact to the local infrastructure (roads, public transport, schools, doctors, etc) from the c.500 new residents will have an adverse effect on the existing residents of Crouch End. There has been no plan
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Appendix 6 – Neighbour Consultation Responses

		<p>provided on how this impact will be mitigated.</p> <p>7. Haringey Park is in Crouch End A CPZ, with parking restrictions Monday-Friday 10.00-12.00 (2 hours). To park close to my property outside of these hours is almost impossible. I understand that residents (c.500) of the proposed development will not be able to apply for parking permits, however they will still be able to park on Haringey Park and surrounding roads outside of the CPZ hours, which currently includes weekends, this will have huge negative impact on the current residents of Haringey Park and has to be taken into consideration. Additional to this will be the parking for visitors of residents, those staying at the hotel, workers and those attending events.</p> <p>8. There is not enough information on the restoration of the town hall, which should be the priority for any development of the town hall site.</p> <p>9. The Town Hall is currently used for by approximately 75 small businesses employing around 130 people, which is aligned to the Mayor's London Plan and Haringey's own Development Management Policies (DM40). Where will these businesses go?</p> <p>10. The proposed plan for change of use of the Town Hall space is contrary to the rules on the change of use for non-designated employment land and floorspace, which requires the applicant to demonstrate that the site is no longer suitable or viable for the existing use.</p> <p>11. The Town Hall square is currently a public space, the proposals would change this to a private space with the annex residents to use the Town Hall Square as their own amenity space, in the absence of providing balcony or garden space. This is not acceptable. The square should remain a public space and full public accessed has to be assured.</p> <p>12. There is no affordable housing.</p> <p>13. Although not part of the planning process I would also like to mention that there is still no assurances provided from FEC or the council on the public and community use of the Town Hall should the planning application be approved. This is unacceptable. The Town Hall has been the hub of Crouch End since ANA took over the running of it in 2014. I have attended numerous events at the Town Hall and the loss of continued access would be detrimental for the community.</p>
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Appendix 6 – Neighbour Consultation Responses

54 6	S Webb 3 Quernmore Road LONDON LONDON N44QU Objection to the proposal	The scale and character of this development is completely inappropriate for a conservation area and the infrastructure of Crouch End.
54 7	Bob Maltz 39 Landrock Road London N8 9HR	<p>Further to our letter of objection dated 28 September 2017, we object to the current (revised) applications for the following reasons.</p> <p>1. The proposed housing and car parking is overdevelopment of the site in its local context.</p> <p>1.1 It is too high in relation to the listed Town Hall and Public Library and to the surrounding residential fabric of the Crouch End Conservation Area.</p> <p>1.2 There are too many dwelling units, bed spaces and car spaces in relation to the existing urban infrastructure of transport, education, and health services.</p> <p>2. The height and massing of the proposed new residential blocks would undermine the external integrity of the listed Town Hall as an expression of civic importance which is central to its value to the community as architectural heritage and urban design (over and above any matters of style, materials and detail).</p> <p>2.1 That visual expression of civic importance derives from its placement and stature in contrast to the surrounding urban fabric; i.e., vis-à-vis the 3-4 storey facades along The Broadway by virtue of its setback (and the “town hall square”) and vis-a-vis the 2-3 storey residential facades along Weston Park and Haringey Park by virtue of its greater height and massing.</p> <p>2.2 The introduction of the massive, 5-7 storey residential blocks will be visually</p>

Appendix 6 – Neighbour Consultation Responses

		<p>intrusive and will destroy the pre-eminence of the Town Hall in relation to the surrounding urban fabric and thereby undermine the expression of civic importance which is central to its identity as a listed building of architectural and urban significance.</p> <p>3. The proposed housing and car parking is too high and too near to surrounding residential buildings and gardens and will, therefore, result in unacceptable loss to them of daylight, sunlight and privacy.</p> <p>4. The proposed development includes 146 dwellings, only 11 of which will be "affordable." Provision of only 11 units of "affordable housing," not to mention no housing at "social housing" rental levels, is unacceptable in relation to the Council's own and London Plan standards and totally inadequate in relation to the most pressing housing needs in Crouch End.</p> <p>4.1 The provision of 146 units (including the 11 so-called "affordable" ones) of housing for inevitably affluent residents will further exacerbate the growing imbalance in the economic and social mix of Crouch End.</p> <p>4.2 The pressing housing need in Crouch End is for truly affordable social housing, especially for housing "key workers" who are increasingly being priced out of the area, undermining the sustainability of local public services like health, education and transport. There is no pressing need for more housing for the affluent. It should be a condition of any consent that at least 40% of the residential units be "affordable" and of those, at least half should be at "social housing" rental levels, and of those, at least half should be reserved for "key workers" in essential public services.</p> <p>4.3 While it may be claimed (without, it would seem, any credible evidence) that it is necessary to provide 135 unaffordable residential units in order to "finance" the restoration of the Town Hall and the use of part of it for community purposes and that the consequent loss of a site suitable for the provision of social housing that would address the increasing crises in local housing and public services provision is a price that must inevitably be paid (by the community, not the developer), the case has not been made that a development addressing both those purposes is</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>not feasible, or that if it is indeed not feasible, the restoration of the Town Hall is more in the community interest than the provision of much needed social housing.</p> <p>5. It is proposed to provide 40 car spaces for 146 dwellings as well as one bicycle parking space per dwelling. In light of the excessive on-street parking pressure on the streets surrounding the site and the designation of the area as a "restricted conversion area," consent for a development with so few car spaces in relation to so many "unaffordable" dwellings should not be granted because of the adverse effect the increased nighttime on-street parking pressure (caused by the inevitable excess of owned cars to provided off-street spaces) is likely to have on the appearance, character, safety and amenity of the surrounding streets.</p> <p>5.1 In order to overcome the problem of insufficient on-site parking provision resulting in increased nighttime on-street parking pressure, it should be a condition of any planning consent that the housing be effectively "car-free." Notwithstanding the site's relatively low public transport accessibility level, we believe "car-free" housing is feasible on this site with the provision of an appropriate number of car club spaces and spaces for cars of disabled drivers, some spaces for motorcycles, and the provision for one bicycle parking space per bed space, not one per dwelling. More cycle parking provision and less car parking provision is likely to lead to more cycling and less motoring, which will benefit the community in terms of community health and safety and the attendant reduced social and financial costs to society.</p> <p>5.2 Reduction in the total amount of parking space provided will also contribute to reducing the overbearing massing of the proposed development.</p> <p>5.3 To ensure the long-term car-free status of the housing, it should be a condition of any planning consent that residents of the dwellings will not be entitled to CPZ parking permits.</p> <p>6. It should be a condition of any planning consent that the "Town Hall Square" be maintained in perpetuity as public open space, accessible to the public at all times as a right, not a privilege at the discretion of the developer, without hindrance or control.</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>6.1 Any use of the square for “café” tables should be on the basis of temporary tables (and umbrellas as needed) placed and removed daily and not obscuring the views and transparency of the ground floor facades.</p> <p>Please acknowledge receipt of this submission.</p> <p>Please inform us of the date and time of the meeting of the Planning Committee at which the applications will be determined.</p>
54 8	<p>Nicola Saunders 41 Fairbourne Road N176TP</p> <p>Objection to the proposal</p>	<p>I work in the homeless sector & it is evidently clear that there is a massive shortage of council housing. Not only is Absurdly with over 3,000 homeless families in the borough Clare Kober is committed to knocking down council houses & flats & only building 11 'affordable homes' in this development. I object to this planning application in the strongest of terms.</p>
54 9	<p>Mary and Andrew Zweck 14 Haringey Park, N8 9HY</p> <p>Objection to the proposal</p>	<p>I am in receipt of your letter on 23rd October 2017 regarding Developer's Amendments. The reduction of 900cm in Block B does not address at all any of the key issues of my objection. These amendments represent no significant change and all of my original objections remain valid.</p> <p>You have a copy of the BRE report review of daylight, sunlight, over-shadowing and privacy that Dr Paul Toyne forwarded you. This points out that the FEC Development is not compliant with Haringey's policy and that the loss of daylight, sunlight, over-shadowing and privacy are material planning issues that need to be dealt with properly by changing the design of the scheme. Local Council tax paying residents have a right to light and privacy as well as a right to consistency in application of the rules.</p> <p>It is simply not true that the Developer's report says the impact on surrounding properties is negligible or minor. The Developer's updated daylight/sunlight report, it is not factual and has not fulfilled the regulations and guidelines which it is your duty to enforce.</p> <p>The scale, density and height of the Development are not appropriate to this location and also breach existing Council guidelines. You as the Planning Committee have a duty to ensure a fair and equal distribution of the costs and the benefits of this Development and it is not reasonable that the legitimate</p>

Appendix 6 – Neighbour Consultation Responses

		<p>objections of the local residents are ignored. The height of the blocks and the density of the site need to be reduced.</p> <p>Affordable Housing: The Council should not be underwriting the funding of this by giving the Developer back the £3,500,000, they are paying you.</p> <p>I would ask that the Planning Committee treat this application consistently, the same as it would other similar Developments. Please apply the same guidelines and regulations, and don't make allowance for, or let yourself be compromised by the fact that the Executive of Haringey Council has pre-appointed this Developer, and is determined that this Development and deal goes through as planned. The rules must be applied consistently and fair.</p>
550	<p>Eliza McBride Blackmore & Rupert Green Flat 1, 1 Nelson Road, N89RX</p> <p>Objection to the proposal</p>	<p>The updates to the planning application documents address some points raised but do not adequately assure or provide confidence that this is a thorough and considered scheme in development. Echoing the objection maintained by the CENF (dated 8 November), we still object to the scheme as it does not appear to prioritise the conservation and maintenance of the Town Hall itself as a community and small business space, as well as a building of historic importance. The plans remain at odds with the architecture (both of the Town Hall and the surrounding buildings). There are many other housing developments both nearby and across the borough - the additional strain on infrastructure that would be brought about by the proposed residential development adjacent to the Town Hall seems short-sighted. Greater detail and thought as to how the Town Hall can be maintained is required, without compromise to its local and historic significance, before any planning decision can be made.</p>
551	<p>Debra Mendes 11 Ridge Road London N8 9LE</p> <p>Objection to the proposal</p>	<p>The residential blocks are still too high at 7 storeys.</p> <ul style="list-style-type: none"> - There will only be 11 affordable homes, not sufficient. - The affordable homes are being underwritten by the council with the £3.5m received from the lease for the site, making this a very poor deal for local taxpayers. - More public transport and local amenities should be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel. - The design and scale is out of keeping with a conservation area. - Homes backing on to the site will be overlooked and lose light. - The commitment to public access to the Hall and Green is not strong enough.
552	<p>Ivan Worrell 26</p>	<p>The council need to provide more affordable homes as there is a chronic shortage of affordable homes in the Borough.</p>

Appendix 6 – Neighbour Consultation Responses

	Northcott Avenue Wood Green London N22 7DB Objection to the proposal	My children who were born in wood green were forced to leave London to find an affordable home.
55 3	Chloe Milburn 26 Cecile park, N8 9AS.	<p>I am writing to object to FEC's latest planning application on the following grounds;</p> <ol style="list-style-type: none"> 1.The plan is a massive overdevelopment of the site which will result in an oppressive, cluttered and overbearing estate, degrading the clear lines and simple beauty of our listed town hall. 2. The height of the flats at 7 storeys is overwhelming the surrounding houses , at 2-3 storeys, and detracts from the impressive town hall tower, a much loved and historic local landmark. 3. The height and mass of the flats will lead to unacceptable loss of privacy, and to overshadowing of neighbouring homes. 4, The density of occupation resulting from nearly 200 new dwellings, and lack of recreational space within the site itself, will lead to intolerable crowding of the town hall green, the library forecourt, and other public open spaces. 5.The massive increase of traffic needed to service the new dwellings, from waste collection trucks, deliveries,taxis to the "hotel",as well as private cars and vans, will cause great disturbance and annoyance to the residents of Hatherley Gardens, Ivy gardens and Haringey Park, and compromise the safety of the junction of haringey Park andCrouch Hill, a busy bus route. 6.The local transport system, local GP and dental services, and local schools are already stretched to breaking point. How will they cope with an additional 500-600 new residents? 7. Finally, that Haringey Council has agreed to underwrite the cost of the 11 affordable flats (with our, taxpayers', money) having virtually gifted the site to FEC (listed in Hong Kong,registered for tax purposes in the Cayman Islands) for a pathetic £3.4million, is simply staggering.

Appendix 6 – Neighbour Consultation Responses

		I earnestly ask you to severely modify this proposal and reduce the environmental costs. The people of Crouch End deserve better.
55 4	<p>Lucy Bradshaw Flat 1, 46 Stanhope Road London N6 5AJ</p> <p>Objection to the proposal</p>	<p>object to the Planning Application because: The residential blocks are too high at 7 storeys - the scale is out of keeping with a conservation area - it should be 3 storeys high.</p> <p>Houses backing on to the site will be overlooked and lose light.</p> <p>So far there are only 11 "affordable homes", not the 59 there should be under the council's target of 40% affordable homes (I know this aim is borough-wide rather than on individual projects but the developers are making GBP22million - they could make a lot more profit than this - and as I understand it they are registered off-shore so are not paying the tax that they should be)</p> <p>The "affordable homes" may be underwritten by the council with the £3.5m received from the lease for the Site</p> <p>There is no social housing. I think we all know that the word "affordable" doesn't mean that the homes are in the least bit affordable. The borough needs some social housing in the mix, not pretend "affordable" housing.</p> <p>More public transport (buses) should be provided.</p>
55 5	<p>Yuli Hirano 38 Deanswood Building Maidstone Road N11 2TQ</p> <p>Objection to the proposal</p>	<p>Having seen the proposals for the building plan it looks as if no public space will be left. This is unacceptable the town hall should be maintained for its community as it was intended. The companies that want to buy it don't care about this fact and it seems as though Haringey Council, my council since birth no longer care about the fate of the town hall. It was empty for years and the HTHC arts centre brought it back to life. Allowing its community to participate in revamping the space. If this can be done by a small company then surely Haringey Council can work with a larger company to provide public space and maintain the building open to all the public with cafes and shops and arts classes etc that is affordable to all and also financially viable to Haringey Council. We can't keep selling off property and washing our hands of the problem. Give something back to the community and stop giving away public space.</p>

Appendix 6 – Neighbour Consultation Responses

55 6	Mr M Ainger 22 Dorset Road Wood Green London Select N22 7SL	Objection
55 7	Susan Walker 25 Prime Zone Mews 13-17 Haringey Park London N8 9JP Objection to the proposal	<p>Further to your letter, dated 23/10/2017, regarding the further amendments to the development proposal submitted by the applicant, I am writing to ask you to refuse planning permission.</p> <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.</p> <p>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>I 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>

Appendix 6 – Neighbour Consultation Responses

		<p>The applicant has failed to address any of the specific issues raised by residents at Primezone Mews which relate to all of the above the loss of daylight, sunlight, overlooking and privacy. Bedrooms at the rear of Prime Zone Mews would have substantial reductions of daylight, losing over half their light in some cases.</p> <p>These losses are significantly worse than for the consented scheme. These rooms would also experience significant overlooking from the proposed Block A close by. People would be able to sit on their balconies and look directly into the bedrooms of Prime Zone Mews. There is a proposal to use trained trees on a trellis as a privacy screen, but if implemented, this would create a substantial additional loss of daylight, particularly to the ground floor bedrooms.</p> <p>Make Architects privacy report has also come to incorrect conclusions about the loss of privacy to 5-9 Weston Park, 25-29 Weston Park, 13 Haringey Park and Prime Zone Mews. There would be significant impacts on privacy which have not been adequately addressed by the proposed mitigation measures.</p> <p>These impacts would be contrary to policy DM1 of Haringey's Local Plan, which requires a high standard of privacy for a development's neighbours.</p> <p>I would like to raise the following points in relation to Primezone Mews: Primezone Mews consists of two blocks of apartments (labelled A and B in Point 2's report). The westernmost block (Prime Zone Mews B) would be the most affected as its rear windows would directly face Block A of the new development, close by. In this block there are three flats on each floor. The ground floor flats have two bedrooms each, which would face the new development; the top floor flats have one bedroom each at the rear (the other window lights a bathroom).</p> <p>There would be a loss of daylight outside the BRE guidelines to all but one of these bedrooms. On the ground floor the relative vertical sky component losses range from 18% to 43%. On the first floor the relative losses are greater, 63-65%. These losses are significantly worse than for the consented scheme. Point 2 have sought to justify this loss of light in a number of ways. They point out that there is a high wall opposite the ground floor windows and that the average daylight factor (ADF) approach should be used instead.</p> <p>The BRE guidelines do not recommend the use of ADF for existing buildings. The vertical sky component (VSC) approach should be used. Paradoxically, the high wall ought to make it easier to comply</p>
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Appendix 6 – Neighbour Consultation Responses

	<p>with the BRE guidelines because it reduces the existing VSC. This is why the relative loss of light is worse on the first floor, because there is no existing wall to block the light.</p> <p>Even if ADF is chosen as the yardstick, the results still show a significant loss of amenity. On the ground floor existing ADFs are 2.1-2.3%, above the 2% recommended in the British Standard Code of Practice for daylighting, BS8206 Part 2 for rooms to have a predominantly daylit appearance. They would drop to 1.0-1.2%, only just above the minimum recommended. The British Standard states that this minimum is even if a predominantly daylit appearance is not required. On the first floor the results are even worse; ADFs are currently on the minimum 1.0% and would drop to 0.4%, well below the minimum.</p> <p>Point 2 also suggest that lower vertical sky components would be acceptable for the ground floor flats because the council had approved the 2010 development which was accompanied by a report by DPA (Delva Patman Associates). The DPA report contained a mistake (probably in overestimating the height of the boundary wall relative to the windows) which resulted in artificially low existing vertical sky components being predicted for these windows. However DPA's mistake also resulted in the loss of light to the windows being substantially underestimated. Their figures gave very little difference in VSC between the existing situation and the 2010 scheme, so it is not surprising that the council were not so concerned about these windows. Accordingly Point 2's argument is incorrect.</p> <p>Finally Point 2 suggest that the absolute VSC reduction between the consented and proposed schemes is small, 5% for the first floor windows. However this is because the consented scheme already takes away a lot of light; a 5% drop represents around 28% of the light they would have received with the consented scheme, which would be noticeable. Residents of Prime Zone Mews will actually experience the difference between existing and proposed, an absolute reduction of 22% and relative reduction of 63-65%. Accordingly Point 2's conclusion of a negligible to minor effect on daylight is incorrect.</p> <p>3.5.8 These rooms would also experience significant overlooking. The proposed Block A is only 9 metres from the ground floor windows and 12 metres from the first floor ones. It has balconies running up it (not shown in the drawing in Make Architects privacy statement) and people would be able to sit on their balconies and look directly into the bedrooms of Prime Zone Mews.</p> <p>Make Architects have suggested that the wall in front of the ground floor bedrooms would prevent overlooking from Block A into these rooms. This is not correct; measurements of the actual wall height show that an observer at second floor level (7.1m above ground) and above would be able to see into the ground floor bedrooms. The first floor bedrooms have no wall in front of them so there</p>
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Appendix 6 – Neighbour Consultation Responses

		<p>would be completely unobstructed overlooking in that case.</p> <p>There would also be overlooking to some of the private amenity spaces to flats in Prime Zone A. People in some of the new flats would be able to look down onto the ground level gardens, first floor level balconies, and also the outdoor amenity areas at second floor level in the roof space.</p> <p>Make Architects propose using trained trees on a trellis as a privacy screen, though they do not mention its height or where it would be. It would have to be very tall to block overlooking from the top of Block A. If implemented, it would create a substantial additional loss of daylight to Prime Zone Mews, particularly to the ground floor bedrooms.</p> <p>As you can see, the impact on residents at Primezone Mews will be severe. 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>
55 8	<p>Sorcha Lawson</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 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 first.</p> <p>Please independently check planning documents. A report submitted by FEC about the privacy and</p>

Appendix 6 – Neighbour Consultation Responses

		overshadowing of local properties has been strongly challenged by in independent BRE assessment.
55 9	Ian McGregor Objection to the proposal	<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. 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. 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>
56 0	Tony Marcus Flat C, 30 Weston Park, London N8.	<p>I'm just writing to let you know I am not pleased that the Town Hall Development extends to 7-storeys high. Although I have no objection to new flats or luxury flats. But for me, as a local who lives and votes in N8, I am very unahppy about the height and size of the development. To stick up 7-storeys will impact on the historic look of the area. Which should be protected.</p> <p>So I hope that councillors will be pushing for a reduced height or size. I am glad I have been given your name and email and I will be passing it onto all of my neighbours as a name to watch for in future council elections.</p>
56 1	Bev Coffin 5 Elder Avenue, N8 9TE	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.

Appendix 6 – Neighbour Consultation Responses

	Objection to the proposal	<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>
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	COMMENTOR	COMMENT
1	Keith Barlow 3 Fairfield Road Crouch End London UK N8 9HG Objection to the proposal	This application appears to have removed even the absolute minimal affordable housing of the previous application, and includes a 7 story building not in keeping with the conservation area. I am also concerned that there is no protection for the green space in front of the town hall, and am concerned that community access may be removed by giving ownership of the space in front of the town hall to the developer with no guarantees from them.
2	Magdalena Tulaza Flat 4 22 Fairfield Rd London N8 9HG Objection to the proposal	I would like to communicate my concerns in relation to this planning application. Firstly I feel that the very nature of the development will alter the dynamic in the area - from active community use, to exclusive private use, and exclude the members of the community from both the building and the green space adjacent. Secondly the proposed building - 7 storeys in height - will be both overbearing and overshadow the surrounding buildings and area. Which leads me to my final concern - that what is being proposed will be out-of-character with the immediate area, and Crouch End as a whole.
3	Lexi Rose 83 Emerson Apartments Chadwell Lane London N8 7RF Objection to the proposal	It is absolutely unforgivable that not one affordable home will be built in the Town Hall. Hornsey Town Hall is a focal point of the community in Crouch End and should be a hub to support the locals and also the locals who are being forced out of their homes by the sheer greed of the property market. Please please reconsider these plans. Despite claims that the local community have been consulted the majority of people I have met and spoken to vehemently object the plans and see the current Labour-run council as greedy and are putting profit before people. Please prove these people wrong and reconsider the plans.
4	J P Bullock 25 Clifton Road	What happened to the social housing? This is a complete breach of your/ Khan's promise for London, and a retreat from promises made previously in the planning debate here in Crouch End. This sort of decision is simply a function of a

	<p>Crouch End N8 8JA</p> <p>Objection to the proposal</p>	<p>concern for profit per se and very disturbing. It is difficult to see how the Council can be seen to describe itself as a Labour Party majority!</p> <p>Very disturbingly the HEIGHT of the plan now seems to be SEVEN stories????? This is ABSURD. It will destroy the nature of the centre of Crouch End, providing an eyesore for everyone in the valley. It is quite astonishing that such a scheme even be considered alone be allowed!!!! One wonders precisely what sort of social conception counsellors have, who might approve such a speculative lunge. There is NO ONE in my street that approves of this height!! FOUR stories is MORE than sufficient! This is DEEPLY dissappointing, and if pursued will mean that I shall never vote labour again.</p>
5	<p>Carey Heath 66 Avenue Road Crouch End London N6 5DR</p> <p>Objection to the proposal</p>	<p>This is quite unbelievable! The whole way through the process we were assured there would be at least the minimum specified amount of affordable homes included in the planning scheme of Hornsey Town Hall. What ON EARTH is going on with the Council that this is allowed. I entirely object to the proposed scheme as the Town Hall has always had as its principal purpose to serve and support the local community, not simply to line the pockets of wealthy developers and foreign investors. This is a complete travesty of what had been proposed and what had been agreed with local residents and the local community. What I ask is, how can the developers, and the Council, get away with this?</p>
6	<p>David Mill 11 Nightingale Lane Hornsey London N8 7RA</p> <p>Objection to the proposal</p>	<p>1. Cannot see from the daylight data that the executive summary claim of negligible light loss is justifiable.</p> <p>2. Seven story building this close to existing residences is overbearing. 3. No mention of affordable housing (originally 4 ?0 & certainly not the mayo's 50%target</p>
7	<p>John Wells 17 Palace Road Crouch End</p>	<p>My objections are on two points.</p> <p>The project is deficient in its offering of affordable housing.</p> <p>The planned height is far beyond what is suitable for its position in my lovely Crouch End. It has no affinity with the ambiance of the area. We have waited so long for a suitable plan for our faded jewel.</p>

	Hornsey N8 8QL Objection to the proposal	This is not it.
8	Tania Hummel Flat 5 The Vicarage London N8 9LP Objection to the proposal	I'm disappointed to see the lack of affordable housing - what's going on here? This is not in line with the Mayor's commitment and further exacerbates the housing crisis
9	Sandra Clark 2 Lynton Road, Crouch End N8 8SL Objection to the proposal	I object to this planning application on several grounds: That a 7 storey building in this location will be obtrusive, unsightly, and out of keeping with the character of the area. That there is now NO affordable housing included in the plan, which is totally shameful That the planned hotel in this location is an unsuitable use of this building, and there is no indication that such a facility will succeed or is necessary in the heart of Crouch End.
10	Ms Veronica Flavell 62 Glasslyn Road Crouch End London N8 8RH Objection to the proposal	Firstly, is this consultation in August, so that most local people are on holiday and therefore not in Crouch End and able to comment? The fact that local assets are being sold off to foreign property investment companies, without any affordable housing is totally disgusting and against any policies that local councils should have in place. A definition of "affordable" is probably £200,000.00. These affordable flats should then be owned by the Council and rented out to key workers. The Council would benefit from rental income and also be supporting local people. Also, keeping some financially valuable assets (council owned housing) for the local authority. You can not let private sector make money out of state assets, without a continued stake ther for local people and Haringey borough.

11	<p>William Barlow 3 Fairfield Road Crouch End N8 9HG</p> <p>Objection to the proposal</p>	<p>I object to the height of the proposed development and to the glaring lack of affordable housing</p>
12	<p>Louisa Brittain 22 Elm grove N89AJ</p> <p>Objection to the proposal</p>	<p>I am horrified by the lack of affordable housing in these plans - totally contradicts what we were told. The town hall is a public space - bad enough it is being sold to private developers- but totally wrong that there is not a much higher percentage of affordable housing</p> <p>This should be rejected- it is wrong, where are the locals supposed to live? Shame on Haringey if they allow this application</p> <p>Also - the height of the tower block is far too high, out of keeping with the area - ironic it is planned to be so high but not for affordable housing!</p>
13	<p>Deborah Fowler 121 Cranley Gardens N10 3AG</p> <p>Objection to the proposal</p>	<p>There seems to be a lack of affordable housing included in the plans. How does this comply with requirements from the Mayor that 50% of new housing should be affordable?</p> <p>The plans should ensure that at least 50% affordable housing is included in the plans. However, this proper inclusion of affordable housing should not be achieved by making the proposed buildings any higher, as parts of them are already planned to be higher than surrounding buildings, which could be detrimental to the character of the area as well as to people already living there.</p>
14	<p>Brian Bowles 30 Redston Road Crouch End London</p>	<p>I was extremely disappointed that Haringey Council together with FEC have not managed to provide, within the new development, even the minimum 4 affordable flats as promised in the proposal to date. This flies contrary to the needs and wishes of local residents, Catherine West the local Labour MP who has argued for 50% affordable homes, Sadiq Khan, Labour Mayor of London who is a strong proponent of affordable housing and to Labor Party policy.</p>

	N87HJ Objection to the proposal	<p>I was also shocked to see that the development is to include a 7 (!) storey structure - this in the heart of Crouch End. This would be completely out of keeping with the local architecture. The number of homes planned will place and intolerable burden on the locality: parking, public transport, amenities, services (health etc) will all be put under huge stress.</p> <p>I urge the council to reconsider the application and, if necessary, only permit a development which the local community will accept as being beneficial to the community and sympathetic to the local surroundings. Given Haringey Council's track record lto date assume that this will be rail-roaded through with little or no consideration of the above objections.</p>
15	Elaine Thompson 76 Middle lane Crouch end London N8 Objection to the proposal	<p>The height of the development and the lack of any social housing are not in keeping with the local neighbourhood. No local housing is 7 stories.</p> <p>Social housing should be included in all new builds there's a charity that makes sure affordable housing when sold on remains affordable for future residents purchasers so once one family have benefited the next family gets to benefit we should be looking at doing this.</p>
16	Maria Jaczynska 27 Cascade Avenue Muswell Hill London N10 3PT Objection to the proposal	<p>The fact that local assets are being sold off to foreign property investment companies, without any affordable housing is totally wrong and against any policies that local councils should have in place. Affordable housing should be low enough so the young and low income people could actually buy. These affordable flats should then be owned by the Council and rented out to those in greatest need. The Council would benefit from rental income and also be supporting local people. Also, keeping some financially valuable assets (council owned housing) for the local authority. You can not let private sector make money out of state assets.</p>
17	S Taylor 17	Why is there no affordable housing?

	<p>Stanhope Gardens London N6 5TT</p> <p>Neither supports nor objects</p>	
18	<p>Nick Capeling 4 Church Lane London N8 7BU</p> <p>Neither supports nor objects</p>	<p>Please ensure the application conforms to 50% of properties being affordable homes as we need more of them in our area. Also please ensure none of the structures proposed exceed existing heights and storeys in place as we want to protect existing look and feel of the area.</p> <p>Also please ensure the public access to the square outside is fully retained as it is vital community space in the heart of the local area, and that the building also retains public/community areas within it.</p>
19	<p>Les Garner 25 Gladwell Road Crouch End London N8 9AA</p> <p>Objection to the proposal</p>	<p>Comments: There are a range of reasons why I object to this proposed development but as with many others I would ask the planning committee to dismiss it for two reasons</p> <ol style="list-style-type: none"> 1. There is now NO affordable housing - at odds with what the community had been promised and the target set by the Mayor of London 2. A seven story building is utterly out of odds with the locality and again was not originally mentioned.
20	<p>V Hawkins 3 Fife Road London N22 5EG</p>	<p>I am shocked and disappointed by the total lack of provision of affordable homes in this scheme. This is contrary to the original plans (although even a minimum of 4 affordable flats is still laughable given the size of development), to the needs of the borough, to guidance from the Mayor of London and to Labour policy.</p> <p>In addition, a 7 storey building is completely out of keeping with the surrounding area. Parking and other</p>

	Objection to the proposal	<p>amenities (bus routes for example) are already under great pressure in Crouch End and this development will exacerbate the problem.</p> <p>I fail to understand why the council has not already put pressure on the developer over these matters, most importantly on the issue of affordable homes. Having not done so thus far, I think it is vital that the entire development is re-examined.</p>
21	<p>Aisling Traynor 135B Crouch Hill London N8 9QH</p> <p>Objection to the proposal</p>	<p>I am writing to note my objections to the lack of affordable housing being part of this development. There is a housing crisis in London and developing sites such as this without affordable housing only contributes to the problem. The lack of affordable housing will also have a negative affect on the local community which benefits from the diversity of its people.</p>
22	<p>Joanna Bornat</p> <p>Objection to the proposal</p>	<p>The planning application for the development of Hornsey Town Hall is so out of keeping with the ideas, policies and needs relating to anyone who lives in Haringey and indeed those beyond that I feel ashamed to even be engaging with them in response.</p> <p>If fails on so many grounds, just a few:</p> <ul style="list-style-type: none"> * the target of social housing which fails the mayor's target of '50% affordable housing' and also fails Haringey's own commitment to solving its own housing crisis; * uncertain and unconfirmed continues access to a building and its green space, currently publicly owned * new building height which is completely out of keeping with the area and which threatens to dwarf and therefore diminish the existing listed building <p>Personally I'm not interested in issues around parking, Crouch End is over-run by cars and any development should aim to reduce private car usage in the area. My concerns mainly relate to the handing over of a public asset, a listed building of character and of its time, to private developers whose aims appear to be completely out of harmony with the communities of Crouch End.</p>
23	<p>Chloe Milburn 26 Cecile Park</p>	<p>I am writing to object to the above development in its present form for the following reasons:</p> <p>1. It is on too large a scale and overbearing for its surroundings. The plan for 7 storeys of apartments</p>

	<p>Crouch End London N8 9AS</p> <p>Objection to the proposal</p>	<p>exceeds all other buildings in the area; most are 3 storeys; none is more than 5 storeys, if basements are included. The height will detract from the aesthetic of the fine town hall tower, which surely, as a listed building, should be preserved.</p> <p>2. The height of the apartment blocks means they will overlook neighbouring properties, leading to loss of privacy and loss of sunlight.</p> <p>3. Adding approximately 130 new apartments, plus 4 houses, plus the 67 hotel apartments in this relatively small site will increase the density of population unacceptably, and strain the existing infrastructure. The number of new dwellings would add about 400-500 new residents to the area. We already have to wait an average of 2 weeks for a GP or dental appointment. The W7 service to Finsbury Park tube could not cope with this in the rush hour- it is already under strain.</p> <p>4. How will you provide enough school places for all these families?</p> <p>5. I am alarmed to see that ULL based part of their viability assessment (rent obtainable from proposed Art Centre) by comparing to rents obtained by NIGHTCLUBS such as Koko in Camden. This has never been mentioned by FEC in any of the exhibitions or consultations, and Crouch End's understanding is that the Arts Centre would become a theatre or musical performance centre. Crouch End is overwhelmingly a family/ residential area and the last thing we need here is a nightclub.</p> <p>6. This is a conservation area; whilst being grateful for the restoration of the town hall, and preservation of the green, the excessive size of the "enabling development" will surely neither enhance nor preserve the character of the area. It must surely be possible for FEC to make a decent profit with a more modest development, more sensitive to the area.</p>
24	<p>Mrs H Edwards 11 Bourne Road London N89HJ</p> <p>Objection to the proposal</p>	<p>I object to the proposals on the grounds that there is no affordable housing included and the building is far too high and will block out our light</p>

25	<p>Craig Lowe Flat 3 13 Haringey Park Crouch end London N8 9HY</p> <p>Objection to the proposal</p>	<p>It has been brought to my attention that there will be zero affordable home to this development. I strongly disagree with this.</p> <p>Also I'm concerned about the work being noisy living next door this a major concern</p>
26	<p>William Embliss 78 Devonshire Hill Lane Haringey London N17 7NG</p> <p>Objection to the proposal</p>	<p>My first objectivon is that there is a severe lack of affordable housing in this development. My second objeccion is that the proposal has no detailed plans of how the restoration of the listed Town Hall will be carried out.</p> <p>So it seems to me that the developer is being given a blank cheque to make large profits without enough strings attached to benefit the local community in Haringey.</p> <p>Although I live in Haringey and use the Arts Centre I have not been consulted about this development.</p>
27	<p>Mrs H Edwards 11 Bourne Road London N89HJ</p> <p>Objection to the proposal</p>	<p>I object to the proposals on the grounds that there is no affordable housing included and the building is far too high and will block out our light.</p>
28	Ruth Young	No affordable housing is a disgrace. Who is benefitting from this application?

	<p>1 Lancaster Road London N4 4PJ</p> <p>Objection to the proposal</p>	
29	<p>Madeline Drake 13 Quernmore Road London N4 4QT</p> <p>Objection to the proposal</p>	<p>I object to this application for the following reasons:</p> <p>1 Given the low price paid for the site, and given the high number of homeless people in the borough and the high price of housing Section 106 should have been applied provide a good proportion of social housing units either on site or, if the owner consider this to be detrimental to the price of the private units on site, they could be asked to fund social housing units on another site elsewhere in the borough. The priority is to provide social housing.</p> <p>2 If this is supposed to be a boutique hotel I think there are too many bedrooms.</p> <p>3 I would be concerned if the height of the building were raised by the addition of any further storeys above the height of the surrounding buildings</p> <p>4 I hope that the square outside the building will remain open to locals as well as the community spaces within the building.</p>
30	<p>Tim Langford Carol Scott 9 Clifton Road Crouch End N8 8HY</p> <p>Objection to the proposal</p>	<p>Strongly object to the proposals on many grounds:</p> <ul style="list-style-type: none"> - this is being railroaded through by a council that lacks the business competence to form a partnership with a corporate of this nature. - the cheap sale of the property is indicative of the lack of competence and indeed their questionable attempts to get value for money from this sale (or giveaway as seems to be the case). - this development should reflect the urgent need for social and affordable homes that are so lacking here. <p>Given this is a labour council - this is a total betrayal of the parties claimed policies and purported ideals.</p> <ul style="list-style-type: none"> - plans have been changing and changed so it is never clear what the actual final build will look like.

		<p>- the ever increasing height of the planned design means it will dominate the skyline and be out of all proportion in the centre of the area.</p> <p>- has anyone given any thought to the noise and disruption this will bring to the area? In Crouch End we are constantly besieged with domestic building works and the damage this does to the 'quality of life' here.</p> <p>Ever since we moved here we have witnessed one development after the other - no thought given to the noise and disturbance six days a week.</p>
31	<p>Christopher Rogers 42a Grasmere Road London N10 2DJ</p> <p>Objection to the proposal</p>	<p>More consultation needed, as there should be a percentage of affordable homes.</p>
32	<p>Lydia Hirst 35 Clifton Road London N8 8JA</p> <p>Objection to the proposal</p>	<p>What happened to the social housing promise?</p> <p>This is a complete breach of yours and Mayor Kahn's promise for London to ensure that more affordable housing is built. It is also a step back from earlier promises made in the planning debate here in Crouch End. It is apparent that this sort of decision is concerned only with profit and is very disturbing. How is it possible for a Council which is majority Labour to propose this kind of development which will ruin the look and feel of central Crouch End and does not even include social or affordable housing?</p> <p>In addition, the HEIGHT of the plan now seems to be SEVEN stories? This is ABSURD. It will destroy the nature of the centre of Crouch End and be a dreadful eye sore. It is quite astonishing that such a scheme even be considered let alone be allowed!!!! There is NO ONE in my street that approves of this height!! FOUR stories is MORE than sufficient! This is DEEPLY concerning and encourages me to continue voting Lib Dem and to decry our labour council</p>
33	<p>Wendy Shooter</p>	<p>I support the following</p>

	<p>42 Ringslade Road London N22 7TE</p> <p>Objection to the proposal</p>	<p>A good number of the 146 units to be affordable or social homes</p> <ul style="list-style-type: none"> - The impact of the development on this conservation area to be better represented in the application - with improved, and a greater number of visual renderings (not hidden behind trees), particularly in respect to the seven story building - Detailed assessment of the impact of light and privacy on nearby properties, and a full assessment and plan for local infrastructure such as schools, GP surgeries, and public transport with the introduction of so many new residents to the area - The operator for the Arts Centre to be agreed and their plans submitted alongside the application - A true reflection of the figures based on comparable residential properties and commercial operations in Crouch End, not those from other areas that are, on average, cheaper.
34	<p>Janet Cowherd 21 Cromwell Avenue Highgate London N6 5HN</p> <p>Objection to the proposal</p>	<p>Comments: I thoroughly agree with all the comments made by the Liberal Democrat Party.....the amount of 3.5 m is far too low to pay for such a lucrative site, looks like some one of the side of the developer!!</p> <p>Very Bad !!</p> <p>I would have thought it would have been better to keep the Town Hall building and have something for the community, or if it is going to happen for homes to be built at least half should be affordable or social housing under this current climate, I thought this was a Labour controlled borough...what are Jeremy Corbins thoughts on this?</p>
35	<p>Rich Carter 109 Priory Road Hornsey N8 8LY</p> <p>Objection to the proposal</p>	<p>Looks like there is far too much profit for the developers and I believe the following should be addressed as a minimum before this planning application is even considered:</p> <ul style="list-style-type: none"> - A good number of the 146 units to be affordable or social homes - The impact of the development on this conservation area to be better represented in the application - with improved, and a greater number of visual renderings (not hidden behind trees), particularly in respect to the seven story building - Detailed assessment of the impact of light and privacy on nearby properties, and a full assessment and plan for local infrastructure such as schools, GP surgeries, and public transport with the introduction of so many new residents to the area - The operator for the Arts Centre to be agreed and their plans submitted alongside the application - A true reflection of the figures based on comparable residential properties and commercial operations in Crouch End, not those from other areas that are, on average, cheaper.

36	<p>Valerie Clayton 29 Mayfield road London N8 9LL</p> <p>Objection to the proposal</p>	I absolutely object to this planning application for reasons as set out by the libdem party.
37	<p>Kearney 113 Coppetts Road Muswell Hill London N10 1JH</p> <p>Objection to the proposal</p>	I find it disgraceful that a Labour council can allow the development of such a size to not include any social housing. Once again, it is a dereliction of care for the very people that voted you in.
38	<p>Carl Hill 2 Exchange House 71 Crouch End Hill London N88DF</p> <p>Objection to the proposal</p>	<p>There has been no study in to the impact on large numbers being added to the centre of Crouch End on schools, Drs' surgeries and the like. The proposed height is ridiculous given it is a conservation area and looks like it will lead to a loss of light to neighbours. The lack of social housing given there was some in the original proposal (albeit laughable) amounts to major change in the submission.</p> <p>The refurbishment of the Town Hall is vague as is the room for local businesses. The loss of large areas of the green in every proposal for it amounts to theft of a very valuable local asset and would be detrimental to the character of central Crouch End (see the conservation area point), likewise the proposals for it are totally out of keeping for the area, no consideration for the look of the area has been taken in to account at all. Overall there are so many breaches and negative points to this plan as it stands that it should be blocked in it's current form (not to mention it's an awful deal where the developer seems to have carte blanche).</p>
39	<p>Emma Stamp 88</p>	I am outraged that the new plans include no affordable homes - this falls far below Mayor Khan's 50% genuinely affordable homes target and will do nothing to tackle Haringey's housing crisis.

	<p>Crouch Hill London N8 9ED</p> <p>Objection to the proposal</p>	<p>I am also concerned about the height of block A, which at 7 stories will impact light and views for surrounding residents. It is also not in keeping with the Crouch End conservation area.</p>
40	<p>Meg Goodman 74 Weston Park London N8 9TB</p> <p>Objection to the proposal</p>	<p>I object to the application mainly on the grounds that no provision has been made for social housing. A development such as this exacerbates the 'monocultural' nature of Crouch End and entrenches the impression that the west side of the Borough has no interest in the housing crisis in Haringey. It does nothing to further the Council's own plans for increased social housing and mixed communities. At least a third of the development should be available at truly affordable rents or for low purchase price.</p> <p>The height of the central residential block is of concern. The artist's impressions/drawings that were on display during the consultation are taken from perspectives that minimise the impact. The block will dominate the development from some angles. It should be a maximum of five storeys.</p> <p>Parking in Weston park is already over-full. The minimal parking provision in the new development means that residents will park in neighboring streets, it is naive to think that lack of dedicated spaces in the development will limit car ownership. No street parking permits should be issued to residents of the new flats.</p> <p>What guarantees are there that the green space and its trees in front of the Town hall will remain available for general public use at all times? The existing space must never be reduced or built on or otherwise restricted.</p>
41	<p>Barbara Goldstein 16 Fordington Road London N6 4TJ</p>	<p>I object to the application because an acceptable application should include more affordable or social homes. Also there should, before acceptance, be a detailed assessment of the impact of light and privacy on nearby properties.; also a full assessment of and plan for local infrastructure. the figures should also reflect properties and operations in Crouch End , not other areas</p>

	Objection to the proposal	
42	Mary Rawitzer 8 Southwood Lawn Road N6 5SF Objection to the proposal	I object to this application on the basis that the developers are forecasting a substantial profit for themselves in which Haringey Council will not participate. Furthermore they are providing no social – or even "affordable" (government definition) - housing. The proposal's transport problem amelioration plan does not take properly into account the impact of the transport and parking problems that will inevitably result, instead relying on Haringey Council to deal with TfL to do that. The whole proposal is a misuse of the wonderful building that could be adapted for a less profitable income, but one that would be maintained within the community.
43	Sam Goodison 28 Crescent Rise London N22 7AW Objection to the proposal	No to development that doesn't include affordable housing, community arts space (current use) or public green space. We do not need more luxury apartment developments.
44	Elizabeth Cross 83 Princes Avenue Wood Green N22 7SB Objection to the proposal	I strongly object to this application as there is no social housing and the green in front of the town hall is not mentioned at all. Haringey has an obligation to provide social housing and to protect the green spaces we have in our traffic congested areas.
45	Geoff Gedroyc Flat 2, 155 Ferme Park	I object in the strongest terms imaginable to Haringey's disgraceful asset stripping of Hornsey Town Hall. This is a public amenity of great splendour and historical importance due to its art deco features, which enriches my and my fellow Crouch Enders lives. It should be maintained and kept up,

	Road London N8 9BP Objection to the proposal	with parts open to the public. It should serve as a beacon of community and togetherness. It is a public space and making it private would damage the area immeasurably. It is a particular tragedy (though not the main one) that so little money will actually be made for Haringey Council from such an egregious sell of of beautiful public land. Worse still, the decision to build 0 affordable homes is gut wrenchingly unfair to normal people. How on earth can Haringey Council think that doing this will cause anything other than riots and protests in the streets? I urge you all to appeal to your consciences and cease these plans immediately.
46	Hannah Cross 1 Derwent Court Cecile Park London N8 9AT Objection to the proposal	<p>I believe the following should be addressed as a minimum before this planning application is even considered:</p> <p>A good number of the 146 units to be affordable or social homes</p> <p>The impact of the development on this conservation area to be better represented in the application – with improved, and a greater number of visual renderings (not hidden behind trees), particularly in respect to the seven story building</p> <p>Detailed assessment of the impact of light and privacy on nearby properties, and a full assessment and plan for local infrastructure such as schools, GP surgeries, and public transport with the introduction of so many new residents to the area</p> <p>The operator for the Arts Centre to be agreed and their plans submitted alongside the application A true reflection of the figures based on comparable residential properties and commercial operations in Crouch End, not those from other areas that are, on average, cheaper.</p>
47	Jill Webb 41 Waldeck Road London N15 3EL Objection to the proposal	I strongly object to this sell off of yet another one of Haringey's community assets . We definitely need more housing but it HAS to be affordable doesn't it? Haringey Council pushed this proposal through very fast without sufficient public awareness and they have sold it for a pittance! There are many other ways to solve the housing issues facing most boroughs today and we DON'T need to bring in foreign developers only to increase their profits. I support any group that could bring a stop to this going ahead.
48	Shazad	Due to the simple fact that affordable housing has not been provided. Please build accommodation for

	<p>Rehman 16 Woodfield Way London N11 2PH</p> <p>Objection to the proposal</p>	<p>the community and not just for profit. Help give the local community a leg up.</p>
49	<p>Helen Rowe 13 Haslemere Road Crouch End London England N8 9QP</p> <p>Objection to the proposal</p>	<p>I have a number of objections to the proposed plans, the principal one being that adding tower blocks to the area behind the town hall - to the height of the current town hall steeple - will egregiously effect the unique character and appeal of crouch end. While the town hall may need some necessary remedial work to make it safe I do not feel that a full restoration is necessary and certainly not at the cost of erecting tower blocks and spoiling the character of the area. Like many people in the area i like the way the town hall is currently being used, as a full community centre. Its slightly run down feel is fine and in keeping with its surroundings. Not everyone support shiny new restorations. I am also appalled to learn that the tower block development will not include any affordable housing and simply provide additional commercial housing, placing even more pressure on local schools and services as well as adding congestion and traffic to the area. If this tower block development has to go ahead, then please consider reducing the height of these developments to decrease this pressure and mitigate the light restrictions to the surrounding streets.</p>
50	<p>Jacky Wedgwood 1a Coolhurst Road London N8 8EP</p> <p>Objection to the proposal</p>	<p>Comments: I object to our Town Hall being used for a hotel when local residents desperately need affordable homes and places to work. The developers have broken their promise to supply 4 affordable homes which still falls short of what Sadiq Khan's 50% genuinely affordable homes target. The height of 'Block A' at 7 storeys is quite out of proportion to the other properties in Crouch End and will block the light and views of nearby residents. Our Town Hall is for the use of the community, not for a rich owner based in the Cayman Islands to enrich himself further. There should be provision for community and co-working space. Surely a hotel will just increase the amount of traffic and pollution, especially from diesel taxis. Crouch End doesn't need a hotel, but it does need affordable homes and workplaces. We don't need any more cafes either, although it would be nice to see the town hall square be made more attractive with tables and chairs outside in summer. Please keep the green grass and trees and don't concrete it over.</p>

51	Patricia Rubin Flat 6, Greville Lodge 40 London N6 5DP Objection to the proposal	I strongly object to this application, which is offers huge profit to the developer for a prime site and damage to the community in terms of infrastructure and amenities. It is craven.
52	Brenda Squires 7 Elm Grove N8 9AH Objection to the proposal	The application offers no affordable housing which is lamentable given the shortage in London. The seven-storey structure would block light and be out of keeping with the area. Any application should bear in mind the historic and community connections of this important and central site. The green area in front of the town hall is a much-used community facility and should remain so.
53	Alex Lam 47A Linzee Road London Objection to the proposal	It is not acceptable that no affordable housing is offered by this development. I would not like to see the residential units become investment while local people could not afford to buy them. I cannot support the application unless the developer revises up the affordable housing commitment.
54	Michael Procommenos 35 Tivoli road London N8 8RE	I object to this planning application due to no inclusion of affordable apartments. Due to a high, seven-storey residential tower block that will dwarf the area and block light to surroundings and buildings. No plan for impact on local amenities such as schools, GP clinics and public transport and no operator or plan for the Arts Centre submitted with the application.

	Objection to the proposal	
55	<p>Laura Stratford Flat A 6 Tregaron Avenue London N8 9EY</p> <p>Objection to the proposal</p>	<p>I STRONGLY OBJECT to this planning application. Why ruin the historic Hornsey Town Hall (which hasn't even had that chance to thrive as an arts centre - something that'd be far more beneficial to Crouch End and it's residents), all just to replace it with housing, which won't even be 'affordable'. So much for tackling the housing crisis. Also, at the proposed SEVEN storeys, the height and scale of the structure is going to be horrendous, and definitely not in keeping with the Crouch End conservation area, moreover, the aesthetic! Perhaps the Arts Centre hasn't brought in enough immediate revenue, but replacing it with housing - which won't even be affordable - is a lazy and unfair solution. The Arts Centre has not received the financial and marketing support that it is owed. As it stands, the plans outlined in this planning application are really disappointing, so I do hope my view - which is shared by a huge number of other Crouch End residents - will be considered when moving forward with this.</p>
56	<p>Annie Tunncliffe Flat 3 20 Haringey Park London N8 9HY</p> <p>Objection to the proposal</p>	<p>I am writing to object to the planned development at Hornsey Town Hall site in Crouch End - if this is not the correct email to send it to, please inform me.</p> <p>My major objection is that of 146 homes zero are affordable (whatever affordable means in this age). This is appallaing and completely out of step with sadiq Khan's housing plans for London. I am sending a copy to the Mayor's office. Haringey must not allow this if it wishes for credibility with its residents. I live on Haringey Park and I see no plans for underground car parking on this development - where are the cars for 146 homes meant to be going? There is massive congestion of vehicles already in this area. The Town Hall has been a boon to the community in terms of participation, arts, culture, entertainment, workspace and fun - it will be a massive loss and a boutique hotel is the last thing Crouch End needs. We want to remain a diverse community. The green in front of the Town Hall is avaiable and used by everyone, for free. That is just great and will be a huge loss. Block A at 7 storeys high, is out of keeping with the area, too high and will impact local residents. This is ill-concieved and not what Crouch End needs.</p>
57	<p>A Alben 5 Crouch Hall Road London N8 8HT</p>	<p>It appears that Hornsey Council has failed in its legal obligation to correctly inform local citizens of the plans for the Hornsey Town Hall site in a timely and transparent way. Furthermore, it has misled its citizens on at least one point, namely the inclusion of four out of 146 affordable homes. On those grounds I strongly object to the current plans of redevelopment of the Hornsey Town Hall site.</p> <p>Further to this I would like to urge the council to reassess its obligation and role in this process. Haringey Council members are in function as representatives of its citizens and thereby ethically and legally</p>

	Objection to the proposal	<p>obliged to present a plan comprising of an architectural and social programme that will benefit the local citizens in the short and longer term. Think here for example of the new balance between population growth and services such as schools, doctors, public space, social equality, social diversity and the general economical health of the area.</p> <p>The site makes an ideal pilot-project for redevelopment that is based on innovation and democratic forward thinking. I hope Haringey Council members not squander that opportunity but cease it.</p>
58	<p>Philip Hancock 27 Coolhurst Road N8 8ET</p> <p>Objection to the proposal</p>	<p>It appears that Hornsey Council has failed in its legal obligation to correctly inform local citizens of the plans for the Hornsey Town Hall site in a timely and transparent way. Furthermore, it has misled its citizens on at least one point, namely the inclusion of four out of 146 affordable homes. On those grounds I strongly object to the current plans of redevelopment of the Hornsey Town Hall site.</p> <p>Further to this I would like to urge the council to reassess its obligation and role in this process. Haringey Council members are in function as representatives of its citizens and thereby ethically and legally obliged to present a plan comprising of an architectural and social programme that will benefit the local citizens in the short and longer term. Think here for example of the new balance between population growth and services such as schools, doctors, public space, social equality, social diversity and the general economical health of the area.</p> <p>The site makes an ideal pilot-project for redevelopment that is based on innovation and democratic forward thinking. I hope Haringey Council members not squander that opportunity but cease it.</p>
59	<p>Ick Evans 8 View Crescent London N8 8RW</p> <p>Objection to the proposal</p>	<p>I object to this proposal for the following reasons:</p> <p>The density of the housing proposed is excessive, incorporating as it does a 7 storey building which is out of keeping with the architecture of the surrounding area, and will detract from the listed buildings concerned.</p> <p>The large number of additional residents which the development will bring will place an intolerable burden upon the already strained public transport infrastructure.</p> <p>The absence of any social housing flies in the face of the policies of both the Mayor of London and LB Haringey. The lack of guarantees for the preservation of the publically accessible green space at the front of the Town Hall is of great concern.</p>

		Whilst the opportunity to salvage the buildings for the future is too be welcomed this cannot be at any price.
60	Kerry Smith 60 Effingham Road Haringay London N8 0AB Objection to the proposal	Haringey's Council approval of a planning application on a building that was once owned by the Council to have no affordable social or council owned housing is an extraordinary failure of local public service and democracy. It is vital that this decision is reconsidered and the purpose of the council body revisited. In my mind that purpose is to serve the population of Haringay and this includes ensuring that the most vulnerable in our community have the opportunity to live in safe and secure housing. By approving this application the council has failed in it is duty and purpose
61	Deborah Crewe 27 Birchington Road London N8 8HP Objection to the proposal	I object to the fact that this development includes no affordable homes, far below the Mayor's 50% genuinely affordable homes target. It is essential that community access to the building and green is retained and that there are provisions for community and co-working space.
62	Liana Mellotte 30B Weston Park London N8 9TJ Objection to the proposal	Zero affordable homes have been included in the application. Under the original plans, four out of the 146 homes were committed to be affordable. This falls far below target and will do nothing to tackle Haringey's house crisis. I have concerns about the height of Block A which at seven storeys will impact light and views for surrounding residents. The height and scale of such a structure is not in keeping with the Crouch End conservation area.
63	Jurate Stu	London is becoming unaffordable place with disappearing art and music venues, full of ugly

	78 Tottenham Lane Hornsey London Objection to the proposal	soulless luxury holes. Please, please don't do it to the stunning town hall of Crouch End.
64	Jude Muxworthy 85 Northview Road London N8 7LN Objection to the proposal	<p>*Large proportion of housing should be social housing/affordable. Sainsbury site in Hornsey had 40%.</p> <p>*The building is too tall. 5 stories max. 7 stories is inappropriate for the area. Proper attention to the impact in the area.</p> <p>* Guarantee access to the green space in front of the town hall which was for the people of Haringey.</p> <p>* We need a detailed assessment of the impact of light and privacy on nearby properties.</p> <p>*Full assessment and plan for local infrastructure.</p> <p>*The operator for the Arts Centre to be agreed and plans submitted alongside the application.</p> <p>*A true reflection of the figures based on comparable residential properties and commercial operations in Crouch End, not based on areas that are on average cheaper.</p>
65	Alan Muxworthy 85 Northview Road N8 7LN Objection to the proposal	<p>This is a gross manipulation of public property. The nice green area for lunchtime picnics will disappear and the thought of a 7 story building is inappropriate to the surrounding area.</p> <p>It seems unthinkable that a Labour LA would sanction the profitmaking that has gone on. Bought for 3 million, sold on for 22. Supporting this sort of enterprise is obscene and unbusinesslike.</p> <p>Where are the affordable units? There needs to be a reasonable proportion - or is this social seeding for the rich? Think again on these plans.</p>
66	Nicola Englezou Flat 10, 55 Shepherds Hill London	<p>I object to the redevelopment of former Hornsey Town Hall site and adjacent buildings (application ref: HGY/2017/2222) on the following basis:</p> <ol style="list-style-type: none"> 1. There is no social housing included within the scheme; 2. The effects of additional traffic and parking in the local area have not been properly considered;

	N6 5QP Objection to the proposal	3. There will be a loss of arts amenity space and small offices/workshops for start-ups and local residents. 4. The current offering in Hornsey Town Hall Arts Centre will be lost and not replaced.
67	Brian King 6 Hatherley Gardens Crouch End London N8 9JH Objection to the proposal	Whilst I support the refurbishment of the Town Hall (I live next to it and my garden is overlooked by it) the current plans are simply unworkable. How can there be no allocation affordable housing ? Additionally no thoughts has been put into how the surrounding area and facilities will cope with 146 additional housing units and associated congestion. Simply stating that there will be limited parking bays is naive in the extreme (what about plans on public transportation links, has any studies been conducted on anticipated foot fall etc?) Until there is an integrated plan to address this (as well as the affordable housing) then this planning application is fundamentally flawed.
68	Christopher Hellyar 51B Elder Avenue Objection to the proposal	I understand there are to be no affordable homes in this site and that the height of the blocks will impact surrounding properties. I also have concerns regarding the amount of green, public space that will remain.
69	Charlotta Mason 144 Inderwick Road London N8 9JT Objection to	I wish to object to this planning application. Though I am happy that the town hall will be refurbished I am absolutely appalled that there will not be any social housing included.

	the proposal	
70	<p>Jodi Myers 125 Hornsey Lane London N6 5NH</p> <p>Objection to the proposal</p>	<p>I wish to object to the proposal on multiple grounds:</p> <p>The height, and what is known of the proposed design, of the blocks detract from, instead of enhance, the Grade II listed buildings. Furthermore they are out of keeping with a largely low rise residential area. The absence of affordable housing in the proposed scheme is inappropriate and unacceptable. The impact of the proposed development on existing transport services, which are already stretched, has not been properly addressed. The surrounding area cannot sustain additional demands on parking space. There is inadequate consideration given to the impact of the proposed development on demand for existing local services, such as schools and GP practices.</p> <p>There is inadequate safeguarding of the Town Hall Square for the benefit of all Crouch End residents, and for continuing use local events such as the Festival.</p> <p>Plans for the arts centre remain vague. Further details about the viability of this must be submitted and assessed by people with appropriate understanding of complex arts centre operations. As of mid September, it appears that FEC have designed auditoria and public spaces without the benefit of consultation with an arts centre operator.</p>
71	<p>Ms Hannah Lanyon 10 Sandringham Gardens London N8 9HU</p> <p>Objection to the proposal</p>	<p>I object to this application on numerous grounds and I think it is appalling that the proposed development has been able to get to this stage without consideration of the following objections. The development is far too big for the area: its height exceeds the surrounding buildings hugely which in a conservation area is completely unacceptable. Most surrounding buildings are 2-3 storeys compared to the 7 storeys of the proposed development.</p> <p>I am also angry about the lack of social housing proposed. Crouch End is falling victim to the extreme gentrification and social division sweeping across London. We do not need luxury apartments or hotels: we need social housing. If this development goes ahead with the proposed lack of social and affordable housing, it will completely change the character of the area it is in which has 3 blocks of social housing in.</p> <p>I am also objecting on the grounds that we will be losing a community arts centre, and like is not being replaced with like as the operator will be commercial and business oriented. This will change the character of Crouch End completely and as a young person who has grown up here I am outraged.</p>

72	Matthew Moore 55 Crouch Hall Road Crouch End London N88HH	I believe this proposal is at odds with the draw of Crouch End to the majority of current residents, and a development proposed to maximise capacity and thus profit will be detrimental to the current residents. Too big, too high, too many beds, too out of character, too unpopular.
73.	Elaine Chalmers Flat 41 Exchange House 71 Crouch End Hill Crouch End London N8 8DF Objection to the proposal	I am writing to object to the above planning applications concerning Hornsey Town Hall and surrounding land. My objection centers on a number of areas: 1) Proposal to build residential blocks containing 146 residential units in close proximity to listed buildings and existing dwellings 2) Impact on conservation area 3) Timing of planning application 4) Public consultation 5) Over reliance on 2010 consented scheme 6) Community/art use (listed building consent) 7) Late intervention by Crouch End councilors 8) Number of revisions to supporting documentation for the bid 9) Impact on transport
74.	Matthew Amos 28 Wolseley Road London N8 8RP Objection to the proposal	<p>The lack of provision for affordable housing is deeply worrying, and the plan should set aside at least 35% of the units for genuinely affordable homes in accordance with the "Affordable Housing and Viability Supplementary Planning Guidance" document published by the London Mayor's office.</p> <p>Additionally, the height of Blocks A & B would make them imposing structures not in keeping with the character of the area. Crouch End is a predominantly low-rise area, and to maintain this character, any new blocks should also be low-rise; ideally less than 4 stories tall. The facades of the new buildings should also be visually in-keeping with the surrounding residential buildings.</p> <p>The plan allows for 45 parking spaces assigned to residents on a regular basis (not booked for visitor use), but TfL studies suggest that this is only 57% of the amount needed for a development of this size. The additional cars would, one must assume, be parked on the surrounding streets - where parking is already very tight.</p>

75.	<p>Paul, Anushya, Shyamala and Sarisha Toyne Madliene Smith Farinaz Fazli Weston Park London N89SY</p> <p>Objection to the proposal</p>	<p>This letter sets out our objections to the redevelopment of Hornsey Town Hall. The first part of the letter sets out concerns we have surrounding inconsistencies with Haringey's Strategic Plan. The conclusion we draw is that the development proposal in its current state will produce a legacy that will be considered a wasted opportunity; it needs proper independent scrutiny to ensure that this does not happen.</p> <p>This letter then concludes with some more detailed observations relating misleading and inaccurate information specific to material aspects of the application, namely daylight and privacy. We ask that the Council commission an independent daylight and sunlight assessment to include the 25 degree rule. Furthermore, such an assessment must include a site survey, where real data can be collected and the privacy issue can be investigated.</p>
76.	<p>Ray Rogers 40 Elm Grove London N8 9AH</p> <p>Objection to the proposal</p>	<p>I object to the current application on the following grounds:</p> <p>The height and scale of the proposed development and its impact on the setting of the listed buildings and on the conservation area.</p> <p>The high density of the development in the context of the prevailing density of development in Crouch End.</p> <p>The absence of any social housing content.</p> <p>The impact of traffic, parking and vehicle movements including servicing, on the local road network</p> <p>No provision for the enhancement of local social infrastructure e.g. schools and medical facilities for the additional population.</p> <p>The loss of the existing creative community working within the Town Hall.</p> <p>I have the following particular concerns regarding the impact of the proposed development on the listed</p>

		<p>buildings e.g. the Town Hall, the Library and on the conservation area.</p> <p>The NPPF requires local authorities to take account of the contribution made by the setting of historic buildings in determining applications. In this case, the setting of the Town Hall and Library is in essence the very character of Crouch End as described in the Crouch End conservation area appraisal and elsewhere.</p> <p>Whilst there is scope for new development within the overall site this must be respond sensitively to the height of the existing buildings and the scale of the spaces between them. In my view, the height and scale of the proposed buildings would substantially harm the setting of both the Town Hall and the Library, and this together with the design of the proposed buildings.</p>
77.	<p>William & Rosamond Bulman 4 Berkeley Road Crouch End London N8 8RY</p> <p>Objection to the proposal</p>	<p>We object to the planning application on the following grounds:</p> <ol style="list-style-type: none"> 1. The lack of social housing. 2. The paucity of new resident and visitor parking spaces. 3. The fact that it will put extra stress on the existing infrastructure - e.g. transport, schools and G.P. services. 4. The proposed seven storey height of the mews development is too high to fit in with the local architecture.
78.	<p>Sue Glasser 31 Coleridge Road Crouch End London N8 8EH</p> <p>Objection to the proposal</p>	<p>I object to this development on the following grounds:</p> <ul style="list-style-type: none"> - Haringey Council's lack of due process, lack of transparency and misleading information - selling this site off for a desultory sum to an overseas developer who has not stuck to original commitments - lack of social housing as a significant focus, as required legally - the development is out of proportion, too large in scale re surrounding architecture, feel and function of Crouch End for locals - insufficient planning for development to cater to growth of needs in transport, schools, health services, etc. - no clarity and commitment to retain the community activities that are the hub of the building's use - loss of open, communal space which is enjoyed by many.

79.	<p>Caroline Armstrong- James 2 Berkeley Road London</p> <p>Objection to the proposal</p>	<p>I object to this planning application for the following reasons:</p> <ol style="list-style-type: none"> 1. There is no affordable housing. 2. The size and height of the proposed development will overwhelm and destroy the character of the Town Hall and surrounding area. 3. The size of the development will also have a detrimental impact on local services such as schools and health services. 4. The proposed number of parking spaces is inadequate and will cause mayhem in the surrounding streets.
80.	<p>Annie Tunncliffe Flat 3 20 Haringey Park London N8 9HY</p>	<p>I believe the red maple tree in the green public area in front of the town hall is to be taken down by the Council prior to the development. This tree was planted in 1998 to commemorate the 50th anniversary of the Universal Declaration of Human Rights by Amnesty International. This 20-year-old beautiful and commemorative tree MUST be preserved.</p>
81.	<p>Eileen MacLean 46 Ravensdale Mansions Haringey Park London</p> <p>Objection to the proposal</p>	<p>I object in the strongest terms to the red maple commemorating the Universal Declaration of Human Rights, planted by Amnesty International in 1998 being felled to make way for your unwanted new development.</p>
82.	<p>Chris Bird 19 Fortis Green Road Musewell Hill London N10 3HP</p>	<p>This application appears to have removed even the absolute minimal affordable housing of the previous application, and includes a 7 story building not in keeping with the conservation area. I am also concerned that there is no protection for the green space in front of the town hall, and I am concerned that community access may be remove by giving ownership of the space in front the town hall to the developer with no guarantees from them.</p>

	Objection to the proposal	
83.	Jacqueline Osley 6 Elmfield Avenue London N8 8QG Objection to the proposal	I object to the changes proposed in the outside space in front of the Town Hall as they will provide risks to families enjoying the outside space. Without the fencing children will be able to run unimpeded into Hatherley Gardens and into traffic driving towards the proposed new roundabout. There will be no continuous flow for pedestrians from the fountain to the green if a road is built and this will make the space far less attractive for community use. Equally the new design would be disadvantageous to the Crouch End Festival craft fairs, film screenings and music events which are currently an important part of Crouch End life. Surely these should be allowed to continue in their current form as there is no need for them not to?
84.	Amy Bridgman 63a Crouch Hall Road London N8 8HD Objection to the proposal	This application is being hurried through by a council that appears to the business competence to form an equal partnership with a corporation of this nature. The cheap sale of the property is indicative of a lack of competence and indeed their questionable attempts to get value for money from this sale (or giveaway as seems to be the case). I object to the planning application on the following grounds: 1. Confused and contradictory planning documents 2. Height in relation to the neighbourhood; Urban Context 3. Massing, Footprint and Daylight 4. Lack of social housing 5. Transport, Parking and Vehicle Movement 6. Deficiencies in Social Facilities and Infrastructure
85.	Daniel Rollison 89 Birkbeck Road London Objection to the proposal	The revised proposal for the Town Hall redevelopment fails in a number of respects: 1. The lack of affordable homes contravenes the borough's stated minimum requirement for developments. 2. The revised height will be out of character with the rest of the local area, as well as diminish the light and views from nearby properties. 3. The redevelopment of the Green proposes to knock down mature trees that are important ecologically and are well-loved by residents. Natural space, by which I mean grass and foliage not stone decorations, is not well catered for in the proposal. 4. The council has not secured value for money for the hall. The purchase sum is very small compared to the profit the developer will make, and the ground rent it likely insignificant to provide anything for the council in the future. It is short-term thinking and the community and council will lose out in the long-

		<p>term.</p> <p>5. The proposed 'hotel' is not a hotel. It is a block of apartments that will be rented for a few years and then sold off in the future for greater profit. The proposal to keep them separate in the so-called 'aparthotel' is just to smooth the way for this. Is this what the council wants?</p>
86.	<p>Bob Maltz 39 Landrock Road London N8 9HR</p> <p>Objection to the proposal</p>	<p>We object to the current applications for the following reasons.</p> <ol style="list-style-type: none"> 1. The proposed housing and car parking is overdevelopment of the site in its local context. 2. The height and massing of the proposed new residential blocks would undermine the external integrity of the listed Town Hall as an expression of civic importance which is central to its value to the community as architectural heritage and urban design (over and above any matters of style, materials and detail). 3. The proposed housing and car parking is too high and too near to surrounding residential buildings and gardens and will, therefore, result in unacceptable loss to them of daylight, sunlight and privacy. 4. The proposed development includes 146 dwellings, all of which will not be "affordable." Provision of no "affordable housing," not to mention no housing at "social housing" rental levels, is unacceptable in relation to the Council's own and London Plan standards and totally. 5. It is proposed to provide 40 car spaces for 146 "unaffordable" dwellings as well as one bicycle parking space per dwelling. In light of the excessive on-street parking pressure on the streets surrounding the site and the designation of the area as a "restricted conversion area," consent for a development with so few car spaces in relation to so many "unaffordable" dwellings should not be granted because of the adverse effect the increased nighttime on-street parking pressure (caused by the inevitable excess of owned cars to provided off-street spaces) is likely to have on the appearance, character, safety and amenity of the surrounding streets.
87.	<p>Leo Athanasatos 63b Crouch Hall Rd London N8 8HD</p> <p>Objection to the proposal</p>	<p>I object to the planning application on the following grounds:</p> <ol style="list-style-type: none"> 1. Confused and contradictory planning documents 2. Height in relation to the neighbourhood; Urban Context 3. Massing, Footprint and Daylight 4. Lack of social housing 5. Transport, Parking and Vehicle Movement 6. Deficiencies in Social Facilities and Infrastructure
88.	<p>David Mill 11</p>	<p>Increasing the HTH affordable housing from 4 to 11 is still nowhere near the London Mayor's 50% target. Moreover, if this is being paid for / under-written by the Council (i.e. local tax payers), the</p>

	Nightingale Lane Hornsey London Neither supports nor objects	developer should not be able to claim this as part of their planning application (unless they actually pay out of their profits).
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COMMENTOR	COMMENTS
<p>Crouch End Neighbourhood Forum 19c Elder Avenue</p> <p>Neither supports nor objects (Request for Information)</p>	<p>With reference to the revisions posted August 30th, the updated Application Cover Letter, and the existing Red Line of the Site.</p> <p>A new feature, a bike store, has appeared in the small space alongside the western edge of the eastern annex (telephone exchange building). This is at the rear of no.11 Weston Park. On drawing PX352 this change is described as -</p> <p>"(6). Bike store relocated due to reconfiguration of Broadway Mews." However, this space is not identified as part of the red line of the site (drawing PX201), nor has it featured in previous plans.</p> <p>Does this represent a change in the site area? If so, further revisions to the application should be presented and drawings and descriptions updated. Or is it a separate development off site? It may be useful to have confirmed whether the ownership, permissions, or availability of this small parcel of land has been secured.</p>
<p>Crouch End Neighbourhood Forum 2a Fairfield Road London N8 9HG</p> <p>Either supports nor Objection (Response to HGY Economic Development comments - Miriam Levin)</p>	<p>This has also been sent directly to the Economic Development Team.</p> <p>I am writing on behalf of Crouch End Neighbourhood Forum in response to the Economic Development team's response to Hornsey Town Hall planning application (HGY/2017/2220). We ask that the Economic Development Team reconsider their response, taking into consideration the current use of HTH, which they seem to be unaware of when they wrote their response.</p> <p>HTH has been open as Hornsey Town Hall Arts Centre since 2015. Since then it has hosted a full programme of classes (dance, drama, yoga etc), shows, film screenings, events, etc. There is a cafe on the ground floor and innovative occasional catering events. The Ply Art Gallery operates here with a full programme of exhibitions. The Crouch End Festival has benefited enormously from the ability to circulate freely from the Town Hall Square into and around the building.</p> <p>Therefore, we seriously question the assertion: 'We understand that the former Town Hall has largely been vacant or underused in employment terms for many years.' It has been neither vacant nor under used for the past two years.</p> <p>Their response further asserts: 'The proposed development is likely to generate overall more jobs and a wider range of jobs including entry-level job particularly in the hospitality/catering sector.' A major use of the building for over 2 years is as a creative business hub, acting as an incubator for small enterprises</p>

	<p>needing space. Currently over 75 businesses employing 130 people are working out of the offices in the building. The range of businesses is wide, including creative, support, design, professional services, such as architects, jewellery makers, and designers.</p> <p>The planning application submitted by Crouch End (FEC) Ltd will result in the loss of all these small businesses from Hornsey Town Hall, with no re-provision of office space in the development. There is a small co-working area but this does not meet the needs of small businesses to work out of small, affordable offices. Given the 'somewhat limited' nature of the proposed co-working space all the current jobs would be displaced, and this employment lost to Crouch End.</p> <p>It is also our understanding that the nature of the hotel is to be on the self-catering apart-hotel model, thereby generating very few jobs. Whilst some restaurants are planned the employment these bring will likely be cancelled out by the closure of the less competitive independent restaurants on the periphery of the town centre.</p> <p>We ask that the Economic Development team takes into consideration the existing employment uses of the site and the impact of their loss on the local area and the borough. We also ask that the ED Team presses the developer to not get rid of the existing employment space, and provide replacement affordable workspace in the new development in line with Haringey Development Management Policy DM40 Non-designated employment land and floorspace.</p> <p>In light of these comments, we ask that the ED Team withdraws the comments made on the planning application, and resubmit them taking into account the current uses of the town hall.</p>
<p>Crouch End Neighbourhood Forum 02.10.2017</p>	<p>The Crouch End Neighbourhood Forum (CENF) is a statutory body concerned with neighbourhood development and planning and was designated by Haringey in December 2015. With over a thousand members including many community organisations and local businesses, and drawing upon diverse local expert opinion, CENF is committed to representing the views of the people of Crouch End.</p> <p>This project is a crucial development opportunity for Crouch End that offers a long overdue solution for the Hornsey Town Hall (HTH) site. We welcome the initiative to restore the Town Hall, upgrade the civic square, and deliver much needed housing. We support the prioritising of restoration and community use and access, and believe that a successful creative hub and arts venue would prove a well valued local facility, having considerable potential for local social and economic development and regeneration. We note that the project emerged through an OJEU procurement process designed to identify a private sector developer and to dispose of the Town Hall on a 130 year lease.</p>

However, although a strong scheme, CENF wish to object to the proposal in its current form.

In particular we cannot offer approval due to the impact upon the heritage assets and Conservation Area through increased height and massing which go beyond the previous 2010 consent. CENF also believe that additional information is necessary before approval can be offered, although we understand some concerns may be allayed prior to determination of the planning application.

The following issue requires material amendment:

- Harm to the setting of Hornsey Town Hall and Hornsey Central Library through excessive scale and massing of the residential blocks, and a failure to preserve or enhance the character and appearance of the Conservation Area

The following issues require revision or amendment before permission is granted:

- The absence of a detailed presentation of viable future uses for Hornsey Town Hall, and the sustainability of the proposals
- Loss of workspace and the change of use from B1 to C1 (HTH), and B1 to C3 (Broadway Annexe)
- Over-development and excessive density of residential development
- Harm to amenity of neighbouring residents through increased height and the positioning of the residential development
- Transport and travel planning

The sections below set out our response in more detail:

1.0 Policy and Objectives

2.0 Heritage, Development and Use of Listed Buildings

3.0 Hornsey Town Hall Restoration

4.0 Hornsey Town Hall, Hotel Use

5.0 Hornsey Town Hall, Community and Arts Use

6.0 Hornsey Town Hall, Office Use and Employment, Change of Use, Co-Working Space

7.0 Landscaping, Civic Square and Green

8.0 Impacts on Listed Buildings and Conservation Area

9.0 Housing, Density, Impact on Residential Amenity, Affordable Housing

10.0 Transport and Access

11.0 Planning Obligations, Regeneration, Community Infrastructure

12.0 Conclusion

1.0 POLICY AND OBJECTIVES

Overarching Policy Statements

London Plan policy 7.9: Heritage-led regeneration:

Strategic:

A. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions:

B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Haringey's Local Plan Strategic Policies (2013): Policy SP15 Culture and Leisure:

7.2.17 The Council's vision for Hornsey Town Hall, its associated buildings and surrounding area is the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a viable and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.

Local Plan Site Allocations DPD (2016): Site SA 48 Hornsey Town Hall:

2.136 Restoration of the existing listed buildings to create a sustainable future use for these buildings which complement Crouch End District Centre, with enabling residential development on the car parking areas.

2.137 Planning consent was granted in 2010 for a refurbishment of the existing Town Hall, with an element of enabling residential development. New uses will be considered by the Council, with the aim of finding a use that benefits the vibrancy and vitality of Crouch End District Centre. Sensitively designed residential development which appropriately enables this refurbishment will be considered.

As public land, a high bar must be set for public benefits of the scheme. Indeed, the value foregone by Haringey Council in the sale of developable land provides an effective subsidy of £millions for the project. CENF are generally content that this proposal does represent a mixed development that aspires toward the Council's vision for the Hornsey Town Hall site, and aspires toward public benefits including the restoration, community use and access, and the provision of housing. We particularly welcome the elements of increased public accessibility to the Town Hall building, and consider public access to be the bedrock of long term community use. These benefits should be secured through planning condition. Long term sustainable future uses for the building commensurate with the status of a grade II* listed heritage asset and its significance to Crouch End are key objectives. The opportunity must be taken to present a high profile scheme for the heritage spaces and to positively impact the local economy. In addition, although a balance of priorities must be found, the enabling residential development must not cause harm to the setting of the listed buildings or the Conservation Area, or neighbouring amenity.

We are somewhat puzzled that the final form of the project as presented in the planning application does not appear to conform with the scheme agreed through procurement in October 2016 or as described in the announcement of the Development Agreement contract in February 2017. The lack of transparency as the scheme has progressed through the bid process has unfortunately undermined public support for the project. We are equally surprised by the very limited presentation of the feasibility, viability or operation of the new uses for the Town Hall, particularly the arts and cultural aspect of the development – as they involve substantial material re-purposing of the fabric of the building. An assessment for Listed Building Consent depends upon this information. We also believe that elements of the scheme, principally the loss of B1 use, may damage local economic vitality.

Though not strictly a planning matter, we are also aware that there are concerns that a developer may wish to realise their investment quickly, mitigating risk through forward selling developments. Change of control clauses relating to building contracts and usage are hopefully in place. No assumptions should therefore be made regarding the completion of a restoration project, or that the suggested hotel, arts/community centre or co-working space will emerge as currently understood. Planning conditions which assist in securing these elements are warranted.

The commitment of the developer, the Far East Consortium, to a full restoration and a demonstrable long term engagement with the Town Hall, is essential to the success of the scheme and to a positive determination of the planning application.

2010 Planning Permission

We note the previous consents associated with the application HGY/2010/0500. We appreciate that the earlier permissions are material considerations, but believe they should carry limited weight, due to the time elapsed, and because the full architecture of planning policy – the National Planning Policy Framework, the London Plan, and Haringey's Local Plan – has been overhauled in the interim. The context of the 2010 consent was very different. That scheme was the result of a long process of consultation working toward a community asset transfer of the Town Hall to a charitable Trust. The enabling development was presented as the maximum achievable residential scheme necessary to support the project's charitable goals. In the light of the very different private scheme now presented, the scale and form of the 2010 blocks should not act as assumed precedent.

2.0 HERITAGE, DEVELOPMENT AND USE OF LISTED BUILDINGS

Hornsey Town Hall is a grade II* listed building of national significance. National guidance for heritage assets demand that a sustainable future is secured for Hornsey Town Hall and associated complex of listed buildings. Sections 66 and 72 of the Planning (Listed buildings and Conservation Areas) Act 1990, set out the obligations to safeguard listed buildings and the character and appearance of conservation areas. Conserving heritage assets in a manner appropriate to their significance is a core principle of the National Planning Policy Framework (2012). Although harm needs to be weighed against public benefits, we note that heritage guidance states that optimum uses are those that cause the least harm to the asset whilst offering viable use.

Local Plan policy SP12 aims to protect the status and character of the borough's conservation areas. Policy DM9 further describes the management of the historic environment: DM9/C/e sets out the desirability of viable use/s for heritage assets, and DM9/C/g the contribution it should make to providing economic benefits and local regeneration:

“Regenerating heritage assets can anchor new development, reinforce a sense of community, make an important contribution to the local economy and act as a catalyst for improvements to the wider area”. These tests are crucial in establishing the desirability of the proposed changes to the fabric of the building, and the impact of the new uses on the wider economy of Crouch End.

The restoration and refurbishment of Hornsey Town Hall, and the development of a sustainable future were the principal objectives of Haringey's procurement process. Simply removing the Town Hall from the

Historic England Buildings At Risk Register is not a sufficient objective in itself, the aim must be to reflect the prestige and potential of a grade II* listed building. We concur with the Donald Insall Associates assessment, presented by the applicant, which identifies and welcomes “broader public benefits” including public access to many hitherto closed parts of the building, and new uses which bring new life to the site. Historic England observed of the scheme (representation to Planning Sub-Committee, July 2017, our emphasis) –

“It is our view that your proposed uses for the Town Hall provide a good fit for the building and are unlikely to be contentious in heritage terms, provided that it can be shown that these uses are able to secure the repair and long term future and maintenance of the building.”

However, sustainable and viable uses are not yet substantiated for the heritage assets. For example the absence of details make it difficult to answer,–

How are the restoration and future maintenance of the significant spaces secured?

How is community access and the benefit to Crouch End ensured in the event of business failure?

Would increased retention of office space be the optimum use?

Is the mix of uses across the scheme complementary?

The viability of an arts centre or creative hub is a matter of considerable concern. CENF is unaware of any similar ventures which do not either heavily rely on public subsidy, or unalloyed commercial use, both of which seem unavailable in this instance. Further details should be submitted prior to Planning Committee deliberation.

In conclusion, as the proposals cause harm to the interior spaces and fabric of the buildings, justification for the changes is necessary and the sustainability of the proposed uses is therefore a material consideration. This appears contrary to policies 7.8 and 7.9 of the London Plan, and policies SP12, DM9 of the Haringey Local Plan.

3.0 HORNSEY TOWN HALL RESTORATION

We welcome the extensive detailing of works set out in the condition surveys and Historic Building Report. The developer has also promised a breakdown of the restoration work costs, which would be useful in the evaluation of this aspect.

Appropriate conditions should secure, through a section 106, that the restoration work is phased for completion before the delivery, marketing or occupancy of the residential development. In addition, a detailed management and maintenance plan for the listed buildings must be made available to the satisfaction of stakeholders.

The proposed works to the fabric of HTH are sensitive to the building but there are extensive changes: – in the east wing and link block interiors, on the lower ground level, in the creation of new auditoria, the construction of a new 4th floor on the east wing, and in the ‘dropping down’ of windows to ground level in the west wing. Other changes improve access and circulation within and outside the Town Hall. Therefore a degree of harm to the building exists. The changes may be justified weighed against the public benefit, however, we cannot fully determine the benefit or the sustainability of the proposed changes without further detailed information about the proposed use. We would expect that the restoration is carried out subject to conditions and the overview of Haringey’s conservation team, Historic England and the Twentieth Century Society.

A grade II* listed 20th century building with extensive surviving original interiors and fittings is of major significance. The retention and preservation of these particular features is of clear importance. We welcome the intention to repair features and fittings, to reinstate original features, such as the pendant lighting in the foyer, and glazed entrance doors to the Assembly Hall foyer, and the intention to integrate surviving joinery and timber features in the hotel rooms.

The main entrance hall, entered through bronze gates and complete with marble clad staircase, is probably the most significant heritage space in the building. Measures to animate the space and improve circulation are welcome, though the idea to use it as a coffee bar of some sort (a ‘barista’ is identified in room G40) seems less than fully formed at this stage. The space functions as the entrance to the hotel and may yet serve a more traditional role as hotel lobby and reception, a use which would complement its status as showcase for the restoration. If so, the reinstatement of the original curved reception desks (stranded on the first floor landing) may be preferred.

The exterior glazing is crucial to the building’s appearance and character. Can it be confirmed whether the windows due for double glazing are partially repaired, or entirely replaced? The minimal depth of frame may not take double glazing. Can it also be confirmed that the replacement windows will conform to the same appearance as those simply being repaired and repainted? Further conditions may be necessary to secure the quality and dimensions of those windows ‘dropped down’ to form doors in the west wing.

The specifications and delivery of the high quality materials and design of the hotel rooms as described in the applicant's Design and Access Statement should be secured through planning condition. There may also be further work necessary to identify all features of significance, such as the hidden but distinctive service runs throughout the building.

Signage (ref. Local Plan policy DM3) may well be required to advertise the hotel and arts use, in addition to that of the proposed restaurants. No information is supplied for this requirement. Permission may be applied for subsequently, but an indication of proposed signage displays on the listed buildings would be useful at this stage.

4.0 HORNSEY TOWN HALL, HOTEL USE

Hotel Design and Layout

A hotel relates well to the heritage, design, and size of Hornsey Town Hall. We also recognise and welcome that the hotel use will afford public access to a greater area of the Town Hall, and that any harmful impact is overwhelmingly confined to less significant areas of the building. The hotel should relate to Historic England guidance on the adaptation of listed buildings. In this respect it may be desirable to make greater use of the areas of heritage significance to enhance the presentation of the hotel, for example to house a more formal hotel lobby reception in the main entrance hall. This would complement the entrance hall's status as showcase for the restoration.

We believe there may be issues regarding the shared use of the entrance spaces generating possible conflicts between hotel use, office, and theatre. This includes hotel security concerns due to 'tail gating' and difficulties in distinguishing guests from office workers and theatre goers (reference Planning Inspectorate, ref: APP/V5570/W/16/3165171 EasyHotel House, 80-86 Old Street, Islington, London EC1V 9AX). This may be addressed through staffing of the hotel lobby areas.

Form of Hotel

We appreciate that the hotel business model requires flexibility at this stage, but the presentation of the hotel has had a confused gestation which has led to some unhelpful public speculation. The business model as announced at the close of the procurement process in 2016 and in January 2017 was for a four star boutique hotel of 50 guestrooms. At the public exhibitions of May and July 2017 the plans were substantially altered to present an aparthotel, featuring 67 serviced apartments. At the Development

Management Forum in July it was announced that the kitchenette facilities of the apartments were no longer present, and once again the model would be that of a standard hotel. However, the current application, and drawings, now appear to retain the kitchenettes, but contain no description or presentation of an aparthotel in the accompanying text.

To comply with Local Plan policy DM53, an aparthotel, or serviced apartments, must fulfill certain criteria to indicate a low level of permanency or would be classed C3 accommodation. Criteria may include the presence of staffing, facilities and ancillary spaces to evidence hotel use, and assurances that the guestrooms will not be marketed separately. These characteristics do not appear in the plans presented, though we understand discussions are ongoing. We would support clear assurances through condition, including specifying a maximum length of stay for guests.

We note that policy DM53 also demands that hotels be situated in an area well served by public transport. This is defined as Transport for London Passenger Transport Access Level (PTAL) 4 or above, whereas Crouch End is rated at PTAL 2-3 moderate to poor. Furthermore, the hotel should:
 “Provide appropriate arrangements for pick up / drop off, service delivery vehicles and coaches, appropriate to the size of the hotel or visitor accommodation.”

However, no provision is made for hotel parking, no space for coaches, and the arrangement for a shuttle bus is unclear. This appears insufficient for the needs of the hotel. With restricted access along Hatherley Gardens and no drop off area on the Broadway, where will cars and taxis for hotel guests set down?

Hotel Viability

The success of the hotel is key to the long term sustainability of the Town Hall, and underpins the other commitments for the Town Hall project. Whilst it is evident that the formation of the hotel is situated in the areas of lesser heritage significance, the planned hotel is still an irrevocable transformation of the interior of one half of the TH building. This is a prima facie trade off between material harm to the building in exchange for viability.

This transformation is not without risk. At the moment no feasibility work or business case is publicly available which allows an assessment of this proposed use, an unproven concept. Hotels are vulnerable to market conditions, and Crouch End appears to be a less than propitious location. No one wants a white elephant. To achieve a credible determination for Listed Building Consent a clear presentation and detailed feasibility study and business plan for a hotel must be made available to the satisfaction of stakeholders,

including Historic England.

The hotel also requires planning permission for change of use. This is addressed below.

5.0 HORNSEY TOWN HALL, COMMUNITY AND ARTS USE

In addition to the restoration, the principal public benefit proposed by the applicant is community use and access. Community use will be delivered through an arts/community centre or creative hub, which occupies the key spaces of heritage significance and the public auditoria. New spaces are proposed. CENF welcome this concept and believe that a successful venue would prove to be a well valued local facility, and a significant enterprise for Crouch End having considerable potential for local social and economic development and regeneration. In addition to conditions in a section 106, community use is understood to be secured through a Community Use Agreement (CUA) attached to the lease and a community steering group formed. Community use should be assured at affordable or free rates. However, the overall vision remains indistinct. It is unclear whether the planned use of the building is an arts centre, a performance venue of some kind, a creative business hub, a community centre, or other form. It is also unclear how this use would be viable without public funding or significant and ongoing subsidy. There is a high risk of failure. It is not known how future maintenance of the significant heritage spaces, such as the auditoria, Committee Rooms and Council Chamber will be secured.

It is very difficult to evaluate design and use without evidence presented to support the siting of a complex arts/cultural facility in this location, and in a grade II* building. The business plans of the operator are not published. A vision and feasibility assessment are unavailable. The cultural mode, use, programme, etc. are absent. The operator, the form and mode of any arts use should ideally be settled now, before changes to the fabric of the building and the interior remodelling are finalised. For example, the applicant's own Design and Access Statement observes that "The scope of the refurbishment and upgrade [of the Assembly Hall stage] is dependent on the Arts Operator's use of the hall."

We draw the attention of the Planning Authority and the applicant to the list of operation and design issues for the performance spaces identified in comments by the Theatres' Trust (submitted to planning portal, ref. HGY/2017/2220). It is evident that good acoustics will be vital to the success of the venue, and we support the call for an acoustic study to determine the best approach. We also share concerns that further consideration be given to uses of the main auditoria, where travelling productions or orchestral use may require servicing by large goods vehicles or even coaches. The input of the arts operator and a credible and well founded artistic direction and programme would clearly help in this regard, and if

unavailable, an assessment should be made by appropriate professionals. A finalised set of worked-up changes to the auditoria should be submitted prior to Planning Committee deliberation.

A public announcement (22nd September, and not contained within the planning application) has identified an operator and we hope this will strengthen the presentation and afford opportunity for community consultation. We welcome the venture, and await further details regarding allocation and use of key spaces, and the breakdown of arts, community, co-working, and commercial hires.

In conclusion, to achieve a credible determination for Planning Permission and Listed Building Consent a clear presentation of use is required. In addition, a feasibility study and business case, detailing sustainability and future maintenance, must be made available to the satisfaction of stakeholders, including Historic England.

6.0 HORNSEY TOWN HALL, OFFICE USE AND EMPLOYMENT, CHANGE OF USE, COWORKING SPACE

We wish to offer support for the present business and creative hub uses of the Town Hall, particularly the importance to the local economy. The applicant proposes a more constrained B1 provision, a co-working space. This is discussed below.

Current Office Use

The office spaces contained in the administrative blocks of Hornsey Town Hall were built for purpose. Although the local authority vacated the building some time ago, during the last three years the spaces have been profitably occupied and continue to serve as B1 class use. In line with NPPF guidance if continued office use is viable and other uses would cause some harm to the heritage asset, then office use represents the optimum viable use.

The current provision (managed by ANA Arts, founded 2014) is a creative business hub and open workspace, with managed office spaces, small workshops, and creative studios. Highly flexible, it provides an ideal environment for a range of local small enterprises and start-ups, designers, small producers, tech, and professional services. Community uses are also supported, with affordable space for small studio and rehearsal use, and a gallery offering a full programme of exhibitions and a strong base of community use. The current use represents an invaluable local resource.

In the applicant's scheme, the greater part of B1 floorspace will be lost and the businesses decanted. The scarcity of alternative affordable office space in Crouch End suggest this employment will also be lost to the area. The proposed change of use is also likely to have a knock on effect in the form of reduced highstreet daytime trading across the town centre.

Local Plan policies SP8, SP9, and SP15 support the retention of current employment sites and provision of new workspaces, local employment, regeneration, SME businesses, and state, "the Council is committed to encouraging small start-up units in new developments and supporting small and medium sized units on existing sites or in existing buildings."

Furthermore, a priority for the new Mayor is 'supporting small business and protecting business space': Our small businesses, start-ups and entrepreneurs are at the heart of our economy and our communities, and supporting them to grow, innovate and create wealth and jobs will be central to my plans. I will:

- Prevent the loss of business space, by working with local authorities to stop the excessive conversion of commercial space under permitted development rights.

- Promote the provision of small business and start-up premises in housing and commercial developments through the London Plan. (Sadiq Khan, Manifesto)

The clear direction of travel in London Plan and Local Plan policies is to support exactly the form of provision currently housed with Hornsey Town Hall. We strongly suggest that the current use is viable, valuable, and should be retained as far as practicable to provide local employment opportunities and support the local economy.

We feel that the retention of flexible workspace would be of tremendous advantage to the mix of the development as a whole, broadening uses and revenue opportunities, achieving synergies with the arts and hotel, and meeting the objective for a place-making, regenerative development benefiting the local economy. We would urge the applicant to consider such uses on site.

Employment

At this date (September 2017) there are 83 HTH tenants, businesses which employ some 125 people* – far more than the estimates for possible employment numbers contained in the applicant's presentation (*figures supplied by the current operator). Skilled jobs in growing areas of commerce, they include artists, architects, designers, jewellers, manufacturers, therapists, film makers, tech companies, marketing,

communications, and a whole range of professional services. By comparison the nature of employment in a hotel is considerably more limited in scope and often low-skilled.

The Haringey Economic Growth Strategy (2014), observes "We have been seen as a dormitory borough with insufficient focus on local job creation" and goes on to propose a future where,–

"The profile of Haringey-based jobs changes so that retail and public sector employment are less dominant, and there is a better range of jobs, including a greater proportion of jobs in more highly skilled sectors, such as sustainable technology, digital design and skilled/craft manufacturing". We concur with Haringey's vision, and with Local Plan policies SP8 and SP9 which seek to protect local employment and improve skills, however the HTH proposal will see key employment and skills lost to the area. We feel it is not impossible to see hotel use and the current uses co-exist in the development.

Change of Use

The application requests material change of use across significant areas of the Town Hall (principally the east wing and link block) from B1 office use to C1 hotel use.

Policy and good practice, as set out by Historic England, the NPPF, and the London Plan, require that when new uses are found for historic assets that they provide for a viable and sustainable use going forward and that impact on the significance of the asset is limited. It is evident that the current office arrangement would incur little harm to the fabric, whereas the impact of a change to hotel use is far more extensive. We note that changes of use are supported should the original or current use be declared non-viable. Local Plan policy DM40 stipulates conditions for the granting of change of use of non-designated employment land and floorspace, requiring the applicant to demonstrate that the site is no longer suitable or viable for the existing use. The policy clearly sets out the requirement for clear and robust evidence of an open and recent campaign to market the site covering a minimum continuous period of three years (also explanatory para 6.27). The policy requirements are not met in this application as no evidence for redundancy is presented.

The present usage of the east wing and link block is by scores of small businesses with a waiting list for workspaces. According to the current tenants average rates are between £20-35 psf (*figure supplied by HTH Tenants Association). This is commensurate with market rates for office space in the area. This demonstrates that B1 use is in fact viable with a strong level of demand.

The figures contained in the applicant's Economic Viability Assessment include analysis of the costs and revenue from both hotel and office use. An evaluation of business type use and a comparison between hotel and office use are therefore possible and confirm that continued B1 use is entirely viable under current market conditions. Consequently we would expect a very strong presentation from the applicant if they wished to establish that the site is no longer suitable as per existing use class and should become C1. In conclusion, although some B1 use is presented, the need for change of use is not evidenced and the existing use appears viable, of proven local demand and meets local economic need. This appears contrary to Local Plan policies SP8, SP9, SP15, DM40 and DM49. We would urge the applicant to balance proposed uses, perhaps through retention of office space in areas such as the Broadway Annexe buildings.

Additionally, Local Plan policy DM49 (Managing the Provision and Quality of Community Infrastructure) identifies that community uses should be retained, also requiring the applicant to demonstrate that the site is no longer suitable or viable for the existing use. Although performance based community uses are to be retained elsewhere in the building, a good deal of floorspace currently occupied by small community organisations in the east wing and link block is due to be lost in the conversion to hotel. We note, "The Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community."

Co-Working Space

The applicant's response to the loss of the office space is the provision of co-working hot-desk type operations located in the ground floor of the council block, the west wing first floor, the roof of the Assembly Hall and the green room. The total area designated for B1 use shrinks from a total of nearly 3000m² (of which more than 1300m² is currently available as lettable space) to 440m².

We welcome co-working but have significant doubts – anecdotally, such business ventures have proven unprofitable outside of Central London, and we are concerned that there is insufficient demand in the local economy (perhaps demand is already met by coffee shops offering wifi access?). Most importantly, the coworking proposition fails to recognise the strength of the current flexible offer, which responds directly to actual demand for small business space, workshops, and studios in Crouch End. The spaces proposed do not offer a suitable environment for many businesses who require self-contained spaces.

The scheme identifies the planned co-working spaces as part of the 'community' section of HTH and as such we would expect low affordable rates, but the applicant's Viability Assessment presents commercial rates and expectations. Which is it?

The co-working space is quoted as covering 443m². From the labels attached to rooms, this includes the ground floor 'rates office' (206m²), three 1st floor rooms (68m²), one 2nd floor space over the function room (61m² at height above 1.5m headroom). This makes a total of 335m². The missing space may be (it isn't clear) the green room and dressing rooms behind the stage in the Assembly Hall. However, if so, we strongly suggest that these spaces be re-allocated to the arts operation as necessary rehearsal, ancillary and studio space.

As mentioned above, an announcement (22nd September 2017) identified an operator, and also a digital media (hologram) production company as a key tenant. This would appear to strengthen the viability of the development and deserves support, but we ask where this operation would be sited. Would it replace spaces currently identified as co-working use or arts use? Would interior spaces be redesigned to provide suitable accommodation?

7.0 LANDSCAPING, CIVIC SQUARE AND GREEN

The civic or Town Hall square is essential to the 1930s group composition, playing a critical role in the setting of the listed buildings. It requires the same level of detailed work as the Town Hall. This is Crouch End's town square, its village green, and the future of the space is high on the list of community priorities, its redesign of significant impact on the setting of heritage assets, and its use of high place-making value. The square is the home of the Crouch End Festival. The outcome of a redesign will be a key test for the development as a whole.

The square is a valuable amenity for local residents in an area of relative open space deficiency as identified in the Local Plan. In line with Local Plan policies SP13 and DM20 we would expect the presentation of an agreed level of appropriate maintenance to "secure improvements, enhancement and management" for the green spaces and the civic square. CENF would support the designation of Local Green Space to further secure the asset.

The public realm may be suitable for the provision of public art. Directional, advertising and information signage may well be required for the hotel and/or arts venue, and for Town Hall heritage information, and should be agreed. The square is not suitable for other permanent commercial advertising.

Civic Square Form and Design

The retention of a grassed area has been a constant request in public consultation. Plans to address the neglect of the current square are welcome, and the proposed re-design of the space interesting. We note the intention to reference the original shape of the green, the retention of the fountain, and the reinstatement of original style lamps. Pedestrian movement must be taken into consideration for the location of pavement cafés and street trading.

The proposal for the square removes and replaces all existing features such as kerbs, roadways, paving stones, tree beds, benches, etc. The applicant needs to justify the loss of the original work. The replacement materials should correspond with those used by the architect in 1935, should not detract from the setting of the listed buildings, and should respond to the distinctiveness of the area in a neutral fashion.

The paved surface area will be of uniform treatment and have an emptier visual appearance than the present arrangement. Its success will depend upon the use of high quality surfaces that are visually appealing. We welcome the choice of Yorkstone slabs for this area, but request that the selection and use of materials is specified by condition and monitored prior to works and throughout the development. It is desirable to have a transect of the square made available, and further details specified including the orientation of the slabs, bonding, service ducting and drainage. Yorkstone slabs are prone to fracturing, and the thickness and durability of the slabs, information on substructure, and loading requirements should be specified. The proposed low concrete wall surrounding the new green will be a visually dominant feature and may detract from the heritage setting. Details of material and design are required. Further information should be supplied before determination, and further specifications on materials secured through condition.

Further improvements could be effected by the removal of the redundant telephone kiosks, but the applicant's demolition plan, which appears to identify the removal and replacement of the existing bus shelter, does not identify the kiosks. Can further information be supplied which more clearly sets out proposed changes?

Civic Square Use

We welcome the intention to animate the square if this can be achieved in harmony with the use of the space as public amenity and relaxation. Street trading and pavement cafés are acceptable uses, though markets should be occasional and should complement the existing town centre retail offer. Is a power supply specified? Although public access to the space appears to be agreed, what event management will

be in place?

In public consultation in 2015 and 2016, the top 3 desired uses for the square were,– arts/festival space, free public seating, and markets/fairs. These uses are also indicated by the applicant, but the new design must be tested in consultation with key stakeholders, such as the Crouch End Festival or future commercial restaurant users of the site. We are informed that discussions are now ongoing.

Events/Festivals:

A

t present the Crouch End Festival uses the tarmac area nearest the Town Hall, and the open green. Both these areas will largely disappear, leaving less useful spaces for stalls and stage (the widest space now is as the square meets Hatherley Gardens, but this is needed for drop-off). With further constraints expected by pavement cafés, cycle racks, and the barrier of the new wall, it seems unlikely that the Festival could offer the same size of event in future.

Markets:

The space indicated for this use is still unclear. The existing width of the southern Barclays-side paved space is 7m, although this contains public benches. The proposed new arrangement (minus the space occupied by cycle racks) appears to be 6m widening to 9m. Is the space available consistent with the proposed use? Further consideration of servicing for the proposed operation of the square should be presented, for example the requirements of setting up for markets and events on the square. Where would support vehicles be located?

Restaurants:

We are concerned that the plethora of food and beverage outlets and pavement cafés may combine to threaten over-development and commercialisation of the square, detracting from the setting and quality of the open space. The square already has a large café space in the western Annexe (Middeys) and the applicant proposes two extra restaurants facing the square, in the ground floor eastern Annexe and ground floor Town Hall west wing (there are also: a roof top bar, a café in the lobby, a barista in the entrance hall, and a couple of venue bars within the auditoria, bringing the total food & beverage operations to 8). All three restaurants on the square have street trading arrangements indicated. We also note that the siting of a pavement restaurant in front of the north facing west wing, a somewhat forlorn space, is not convincing.

Over-development and over-commercialisation may be mitigated by a condition restricting pavement cafés to movable street furniture and retractable awnings. A precedent for the use and development of structures on the square is a Haringey LPA decision to refuse a permanent canopy attached to the western Annexe building (ref. HGY/2017/1237, May 2017).

Noise / Hours of Operation

Local Plan policies DM1, DM8 and DM23 address issues of noise and environmental protection arising from commercial activities (and on street dining). In this instance potential conflict may arise between planned activities in the square and the proposed siting of residential development in the Annexe buildings directly overlooking the square.

The use of the square, the restaurants and bars, the movement of hotel guests, and the high volume of venue attendees, suggest that the space will be busy and noisy until late, especially at the weekends. We note that the success of these elements underpins the viability of the Town Hall. This is a town centre location. Hours of operation for the outdoor trading, A4 use, amplified music, and so forth, should be controlled (ref. policy DM8, 'limiting the hours of use through the use of planning conditions') but not without regard to the viability of events, the Festival, and trading. We note that the current use has licensing until 2am, as does the relevant clause in the Community Use Agreement attached to the lease.

The conversion of the office spaces in the Broadway Annexe to residential should not be approved without regard to the necessary uses and viability of the Town Hall building and civic square (this is discussed below). If approved, accommodation in the Annexe should not include occupation by vulnerable groups (ref. policy DM23, 'noise sensitive development away from noise pollution').

Other Open Spaces and Landscaping

We welcome the proposed new space 'Town Hall Gardens' and support the proposed arrangements, particularly evening management and control, for the space. We are keen to see a positive interaction of the Town Hall Gardens and Hornsey Central Library, and call upon stakeholders to explore possible uses of the space by library users. The management arrangements and maintenance for Town Hall Gardens should be secured through condition.

We welcome the revisions (August) that remove the 'gated' aspect of the development and secure a public route through the development from Weston Park to Haringey Park. This will improve local circulation and

access to Hornsey Central Library.

8.0 IMPACT ON LISTED BUILDINGS AND CONSERVATION AREA

The applicant proposes a new-build enabling residential development. Based upon, though materially amending, the earlier 2010 consent, this is principally comprised of two blocks of flats occupying the car parks of Town Hall and Library. The site is within the curtilage of the grade II* listed Town Hall, grade II listed Broadway Annexe, and the grade II listed Hornsey Central Library – a site which forms a campus of civic buildings of high architectural value. It is within the Crouch End Conservation Area.

We note the Council's duty to preserve the character of listed buildings under the provisions of Section 66 of the Planning (Listed Building and Conservation Areas) Act, 1990, and the role of heritage assets in the core planning principles and chapter 12 of the NPPF. We also note relevant guidance in the Mayor's SPG on housing and London Plan policies 7.4 Local Character, and 7.8 Heritage Assets, which states:

"Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail."

Although harm needs to be weighed against public benefits, a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted.

Haringey Local Plan policy SP11 (Design) sets out the requirement for developments to, "Be of the highest standard of design that respects its local context and character and historic significance"

Local Plan policy DM1 expects new development to contribute to the distinctive character of the local area. Further, that it should relate positively to locality having regard to heights, form, scale, urban grain and rhythm, and local architectural styles. Policy DM9 requires development to conserve and enhance the significance of heritage assets and their setting; to be compatible with and complement the characteristics and significance of conservation areas; and to avoid substantial harm to listed buildings.

The applicant asserts that the new-build development causes limited harm to the Conservation Area and listed buildings, and states:

"the conservation area will remain largely unaltered, with the new buildings sitting on the fringe between the town centre and the residential areas"

We do not concur with the assertion, and view the conceptualisation of the site as ‘fringe’ as sophistry.

The site lies within the residential part of a conservation area. Haringey’s Conservation Area No.5 Conservation Area Character Appraisal (2010) presents the character of Crouch End as: “...an almost village like development nestling in the bowl between the hills rising in the north to Muswell Hill and Alexandra Palace.”

The site is described as:

“The rear of the site [HTH] is accessed from Haringey Park and fronted by the Grade II listed Hornsey Central Library, a fine modernist building. To the east of the access are smaller two storey domestic Victorian properties.”

The setting is Victorian suburb in traditional street form, largely intact. Weston Park is described as: “lined by two storey terraces with attics and semi-detached properties all of which are considered to make a positive contribution to the character and appearance of this part of the conservation area.” Hornsey Town Hall and its tower are a landmark feature of the townscape. It appears in protected views from Alexandra Park, though the significance is not solely measured along certain view corridors or linear views, but through a variety of static and dynamic visual impressions from across Crouch End. The Council’s Urban Characterisation Assessment (2015) identifies Crouch End’s neighbourhood character as follows:

“Crouch End has an urban village feel with low to midrise buildings, humanly scaled buildings centred around the heart of the neighbourhood, where Park Hill Road [sic], Crouch End Hill and Crouch End Hill meet forming a nucleus. The distinctive Broadway, an Edwardian, richly detailed shopping parade is the defining feature of the place, and is home to a number of landmarks and attractions, including, Queens Pub, Hornsey Town Hall, Hornsey Library and Kings Head Pub.”

The study does not support taller buildings in the area.

We regard the current form of the residential blocks as unacceptable with reference to national and local policies, and are out of scale and inconsistent with the morphology of Crouch End. They detract from, and fail to enhance the appearance and character of the Conservation Area.



N-S section showing Weston Park houses contrasting with Block A (applicant's DAS)

The argument deployed by the applicant in favour of such large and visually intrusive new-build blocks is one of balancing harm with the requirement for achieving economic viability across the development. This is the same argument used to justify 5 storeys and 92 units in 2010 (as opposed to 6-7 storeys and 122 units now), at a time of significantly lower house prices, and is therefore now a challengeable assertion.

Height of Blocks

The proposed Blocks A and B are 6-7 storeys in height and are defined by the Local Plan as 'taller buildings'. The site lies within the residential part of a conservation area formed of 2-3 storey Victorian and Edwardian houses. To the south and west are the listed Library of 2-3 storeys, and the Town Hall of, saving the tower, 3-4 storeys in height.

Local Plan policy DM6 requires such taller developments to be of appropriate scale responding positively to the local context. It states:

"taller buildings that project above the prevailing height of the surrounding area must be justified in urban design terms" and,

“conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings”.

With both height and massing of the blocks increased over the 2010 consented scheme, they cannot be assumed as permissible. The previously determined limit to the height of the enabling residential development is set out in the December 2004 Planning Brief, and the scheme of 2010, which expressly set 5 storeys as a maximum (a level contested at the time) after rejecting a taller scheme in pre-application. Concern over the height of Block B was registered by Haringey’s Quality Review Panel (May 2017). In the pre-application briefing to the Planning Sub-Committee (July 2017), Historic England observed that some harm to the setting of the listed building is evident from the height of the residential blocks – HE recommended that other options be explored. Significant objections to height have been received by CENF from the community, and we believe the development has not addressed feedback from local consultation (ref. policy DM1).

Height Precedent

There are fears that this development will set a new and unwelcome height precedent for Crouch End and the Conservation Area.

Along the main thoroughfares in Crouch End town centre a few 5 storey buildings have recently been consented, often with set-back 5th floors. We are unaware of any consented scheme in the Conservation Area of above 5 stories since the designation of the area. We note in this regard two related planning decisions,–

1. During the HTH bidding process (2015-16) a number of schemes were presented to the LPA’s Pre-Application Planning Advice Service. One scheme, of 6 storeys (ref. PRE/2016/0121, March 2016), was deemed unacceptable with reference to the 2010 consent.

2. A Planning application for an additional fifth floor on 2-4 The Broadway N8 9SN adjacent to the HTH site (ref. HGY/2013/1282, November 2016) was refused "...deemed unacceptable as it would increase the disparity between storey heights of the adjacent two and three-storey buildings" and "Overall, the proposal is judged to be harmful to the conservation area and the setting of the adjacent listed building”.

Impact of Design and Layout

The design of the blocks is well detailed, and we welcome the increased use of brick and the detailed metalwork on façades. However they remain generic in form and, due to their scale rather than exterior treatment, are at odds with the prevailing character of the Conservation Area. The quality and durability of materials, including cladding, should be secured by condition.

The high density of the residential development threatens to overcrowd, overshadow and dominate the heritage assets, which experience harm through the scale and bulk of the new blocks. We are concerned with the form of Block B. This block physically adjoins the east wing of the Town Hall, and is sited within metres of the Library. The junction between Block B and the east wing cannot be seen in the applicant's presentation, and it is difficult to read how details of fenestration and difference in floor levels are articulated visually. We strongly disagree that the rear elevations of the Town Hall have little architectural merit, as they present a considered symmetry balancing the important projecting east wing glazed stairwell (as in image below).



HTH east wing rear elevation

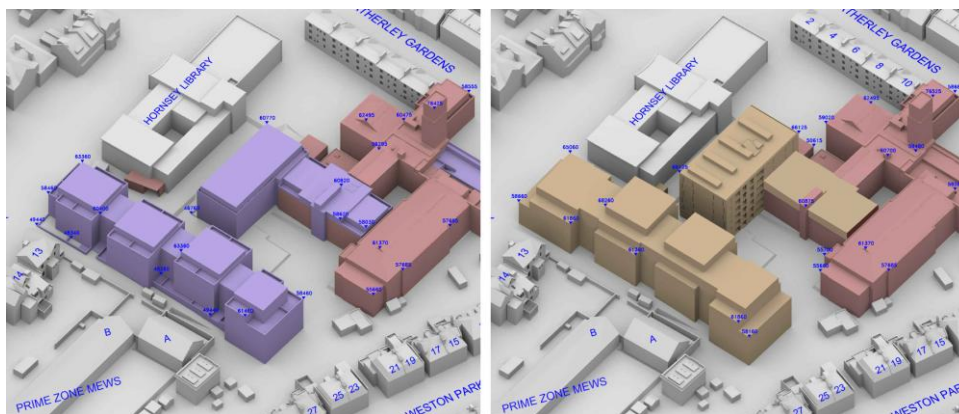
In conclusion, the proposed scale and massing of the residential blocks detract from the setting of the adjacent Hornsey Town Hall and Hornsey Central Library, and fail to preserve or enhance the character and appearance of the Conservation Area. This appears contrary to policies 7.4 and 7.8 of the London Plan 2016, and policies SP11, SP12, DM1 and DM9 of the Haringey Local Plan.

9.0 HOUSING, DENSITY, IMPACT ON RESIDENTIAL AMENITY, AFFORDABLE HOUSING

We welcome the initiative to deliver much needed housing in the local area, though have concerns over the density and layout of the scheme, and a possible low number of affordable units in the project. CENF believe the new-build development has good potential for 'downsizer' town centre accommodation.

Density and Layout

The proposed development in the car park comprising Block A and Block B represent a considerable and material increase in scale from the 2010 consent. The applicant makes extensive reference to the earlier project, and indeed the arrangement and form of the present scheme owes much to 2010. However, as can be seen in the images below, the bulk, massing and height of the principal blocks has increased substantially, with a 33% increase in residential units.



2010 scheme contrasted with 2017 scheme (applicant's 3D modelling, cropped)

Local Plan policies DM1 and DM2 require high standards of design. The consequence of the proposal's intensification of residential development is a masterplan which appears to underprovide necessary space. The development will be dense, the space between blocks more cramped than 2010, and the needs of residents may compete with vehicular servicing. The amenity space available to residents is somewhat limited, and the layout appears to produce overshadowing and overlooking within the site.

Local Plan policies SP2 and DM11 require compliance with Mayoral density guidance. The applicant has

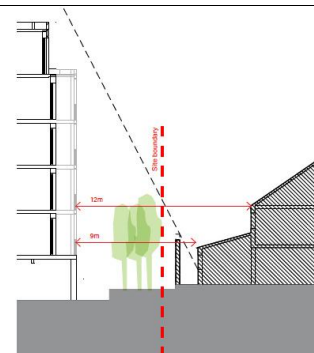
	<p>calculated the density of the development as 162 units per hectare, however this calculation includes the civic square as developable land, which runs counter to common sense and accepted practice, as the square is an open public space and cannot be assumed as developmental amenity. A more illuminating calculation, designed to aid comprehension of the density of the residential development, would limit itself to the car park site at the rear of the TH. Using a figure of 0.65 hectares, this shows a density of 188 units per hectare. The Mayor's housing SPG sets out density guidance for urban locations in PTAL areas scoring 2-3, and determines a range between 45 and 175 units per hectare as acceptable. The HTH proposals breach this guidance.</p> <p>The density of the development is reflected in the unit mix which presents a high concentration of one and two bed units, forming 93% of dwellings. The majority of units also appear to be single aspect (contradicting the applicant's Planning Statement which claims all new-build flats are dual aspect) which is contrary to guidelines set out in the Mayor's Housing SPG.</p> <p>In conclusion, the quantum of development threatens excessive density and over-development. This appears contrary to policies 3.4, 3.5 and 3.8 of the London Plan, the Mayor's Housing SPG, and policies SP2, SP11, DM1, DM11 and DM12 of the Haringey Local Plan.</p> <p>Impact on Neighbouring Residential Amenity</p> <p>We welcome the revised reports on privacy, overlooking and daylight and sunlight. It is of obvious concern. CENF has received representations from residents neighbouring the site who cite material objections of overshadowing, overlooking, loss of privacy, loss of light and loss of outlook, out-of-character development, and oppressive development. The project affects properties in Primezone Mews, Haringey Park, Weston Park (also affected by the Mews block), and Hatherley Gardens.</p> <p>We fear that the residential amenity of neighbouring properties is adversely affected by the proposed development. It is particularly evident in comparison to the 2010 consent that the massing and positioning of Block A close to the boundary of the site stands to increase the detrimental affect of the neighbours. The block will loom over adjoining properties, and we note that neighbouring residents may require something more than screening by seasonal tree cover to mitigate overlooking and loss of privacy. Loss of light may require financial redress.</p>
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Consented scheme South elevation



Proposed scheme South elevation



Contrast between 2010 and 2017, south elevation presented to Primezone Mews (applicant's statement)
We are aware of challenges to the applicant's Sunlight and Daylight Assessment, and would urge the Planning Authority to consider further independent analysis to evaluate the extent of deviation from BRE guidance and whether the impacts are "minor in nature and acceptable".

The design and layout of the residential blocks should be carefully assessed against the 2010 consent. Any adverse impact to the residential amenity of neighbours is contrary to London Plan policy 7.6, the Mayor's Housing SPG, and Haringey Local Plan policies DM1, DM2 and DM6.

Development of Broadway Annexe

The applicant proposes the redevelopment of the upper floors of both the western and eastern sections of the Broadway Annexe to residential space, however, while the conversion of B1 office land to residential is normally a permitted development, we believe this does not extend to listed buildings, as Listed Building Consent is still required.

The Broadway Annexe is listed grade II, and change must be justified and balanced against harm caused to the fabric of the buildings. Policy and good practice, as set out by Historic England, the NPPF, and the London Plan, require that when new uses are found for historic assets that they provide for a viable and sustainable use going forward and that impact on the significance of the asset is limited. Changes of use are supported "should the original or current use be declared non-viable."

The retention and development of the current Annexe office class use would clearly meet London Plan and council policy on employment and the local economy, would better complement the overall development

mix across the site, enhance the Crouch End town centre, and would obviate the need to shoehorn coworking space into the HTH building. As suggested in the section above on employment, there is demonstrable local demand for office space.

In addition, we perceive a problem in a conversion to residential which would likely give rise to disputes over noise and the hours of operation of the square and Town Hall. The proposed Annexe flats directly overlook what will become a very busy space, with events, music, fairs, and markets, with new restaurants, pavement cafés, and roof top bar, in addition to the extra movement of hotel guests, vehicle drop-offs, and high volume events in the venue. The activity may not subside until the early hours. The Annexe is particularly unsuited as residential accommodation for vulnerable groups (ref. policy DM23). CENF object to the change of use from office to residential of the Broadway Annexe spaces. Ref. Local Plan policies SP8, SP15 and DM23.

Mews Block

The Mews block was part of the 2010 scheme. However the present design appears to increase the massing to accommodate the 9 proposed flats (rather than the 4 units of 2010). The applicant has recently (August 2017) revised the design of the Mews block to mitigate overlooking, but the bulk and form of the structure still represents significant overbearing and overshadowing – particularly for the residents at nos. 5, 7, and 9, Weston Park. We understand the motivation for the change, though the rear elevation is now formed of blank brick walls, a rather grim prospect for the neighbours, and has removed much of the potential for dual aspect for the new flats, which is recommended in London Plan guidance.

Affordable Housing

The development must conform with the requirements for affordable housing provision as set out in the London Plan and Local Plan, subject to an assessment of economic viability. The 2010 consented scheme featured 4 units of affordable housing (although we appreciate the 2010 scheme identified affordable without achieving viability). Nevertheless, since that date the value of property has risen sharply, outstripping the rise in construction costs. As this scheme proposes an uplift in the number of residential units, we see little reason why the applicant would not be able to deliver a greater rate than the original very low 3.25% affordable.

As this response was compiled, the applicant's Economic Viability Assessment proposed a zero contribution to affordable housing. We are aware that this figure may be revised by the Planning Service's

independent consultants, but are surprised at this initial calculation. The viability assessment, as supplied, relies upon challengeable inputs including low price valuations and unconvincing construction and financing costs. The proposed profit margin of 19-20% is unacceptably high for a publicly owned site. We trust the council will offer a robust challenge and expect an upward revision to the amount of affordable housing.

10.0 TRANSPORT AND ACCESS

We note the extensive transport assessment, and welcome the commitment to cycling and electric vehicles. However the presentation of the travel plan is not convincing.

Local Plan policy DM31 requires that high trip generating developments should be located in areas with high Transport for London (TfL) Passenger Transport Access Level (PTAL) ratings. However the PTAL score for the site is 2-3, a moderate to poor rating.

[NB. We note the limitations to PTAL use, for instance it does not make any calculation for evening accessibility (an important issue in a development of performance spaces, restaurants, and a hotel), nor does it account for direction of travel (eg. Crouch Hill station is of little use to the vast majority of travelers)]

The transport assessment has caused incredulity among many local people, who believe that a mixed development of this size, with auditoria, events, hotel, restaurants and a residential development of 146 units will have an adverse impact on local traffic levels, and that the proposed parking allocation, drop-off arrangements, and plans for servicing are insufficient. The main access is from Haringey Park, a residential street. The increase in use over 2010, including the marked increase in residential units and the new 67 room hotel, may generate an unacceptable level of traffic at this location. It may be necessary to apply an obligation to improve footways and highway under a section 278 agreement.

As mentioned earlier, Local Plan policy DM53 sets out a number of tests for hotel uses to be acceptable including to,

“Provide appropriate arrangements for pick up / drop off, service delivery vehicles and coaches, appropriate to the size of the hotel or visitor accommodation.”

Furthermore, policy DM32 states,

“residential developments without car parking provision are only likely to be viable where there are alternative and accessible means of transport available, in particular a good level of public transport accessibility (PTAL rating of 4 or above)”.

It may therefore be necessary to revisit the allocation of parking spaces for the residential and hotel development, to achieve a workable balance.

Public Transport

Given the limitations of PTAL analysis and addressing the reality of the location, the primary impact of residents, hotel guests, and event goers will be upon bus services, in particular the W7 route. We note that Transport for London have stated that the W7 is currently at capacity (comments received on Planning Portal) and seek funding to address the increased demand.

The Travel Plan submitted contains targets for the use of nearby underground and rail stations which are nonsensical for an assessment of the impact on Crouch End. For instance modes of travel at event attendance are identified as –

57% arriving by tube, 8% rail, 18% bus, 10% car/taxi, 7% foot/bicycle

Furthermore, 36.5% of hotel guests are expected to arrive by tube. But no tube station is within a mile of the site. We appreciate that impacts upon nearby Underground stations do require assessment, but the targets set out in the travel plan should be replaced using a realistic model of modes of travel without tube services.

As mitigation, the applicant proposes a shuttle bus, but is it for hotel use or events, and do either actually require such a service? The operation and calling points are unclear, and the impact on the Broadway bus stop, or Hatherley Gardens, or the fountain turning circle, should be determined. We concur with the proposition that the fountain circle would not be appropriate for any significant vehicular use. A clearer drop-off/pick-up zone that caters for taxi cabs would perhaps be of greater utility.

We would support a contribution toward the improvement of public transport services. We also perceive a need for a fresh look at drop-offs, bus stops, taxi ranks, and public transport movement across the town centre, in the light of recent TfL streetscape design guidance. Further consultation on transport planning should take place between developer, Haringey Council, TfL, and community groups.

Vehicle Movement and Servicing

The Deliveries and Servicing Management Plan responds to Local Plan policies which require appropriate servicing arrangements. We note the measures proposed to manage this access (providing maps, timed

deliveries, etc.), and would support ongoing traffic management.

We have concern about the level and safety of vehicular access. We note that the access road running through the site is shared by hotel, arts venue, and residential development. In addition to car use, a total of 54 daily service and refuse vehicles are referred to, all using a small service area capable of allowing one vehicle at a time. It is not impossible to imagine a scenario where the service bay is occupied by a large vehicle servicing the Assembly Hall, with other vehicles unable to enter, including fire and emergency services. Is this a credible arrangement?

As referred to earlier we share concerns that insufficient consideration is given to uses of the main auditoria, where travelling productions or orchestral use may require servicing by large goods vehicles or even coaches, or the requirements of film shoots which require extensive space for vehicles. The input of the arts operator and a credible and well founded artistic direction and programme would clearly help in this regard.

There also appears to be little consideration of servicing for the proposed operation of the square, for example the requirements of setting up for markets and events on the square. Where would support vehicles be parked?

In conclusion, further feasibility work on transport and travel planning is necessary to safeguard the amenity of the neighbourhood and highways safety, this to comply with policy 6.3 of the London Plan, and policies SP1, SP7, DM2, DM31, DM32, DM33 and DM53 of the Haringey Local Plan.

22

11.0 PLANNING OBLIGATIONS, REGENERATION, COMMUNITY INFRASTRUCTURE

The principal public benefits are the restoration and continuing community use and access. However the scheme is also required to conform with Haringey planning obligations to achieve approval. These include further areas of community benefit, –

- the provision of affordable housing (discussed above)
- the provision of social and community infrastructure improvements
- a regenerative effect on employment and the local economy

Social and Community Facilities

It is of notable concern to residents that local services and facilities are currently overstretched. Doctors' surgeries, school places, nurseries, public transport, and so forth, are often oversubscribed. We note that this development is likely to provide a significant amount of Community Infrastructure Levy (CIL) contribution, over £3m. However, Haringey Council's Regulation 123 list identifies no provision of new infrastructure in Crouch End (or across the west of the borough), therefore the CIL contribution will not be available to mitigate the effects of the scheme and will not provide for any local infrastructure improvements, running counter to the clear objective of government policy. A scant 15% of CIL may be earmarked for local spending, but this is not yet allocated.

In the light of the impact of hundreds of new residents, hotel guests and concert goers in a small central area of Crouch End, we suggest that Haringey's policy is unsustainable. If local services are stretched to breaking point and CIL funds remain unavailable, large developments in Crouch End should be refused. We support calls for infrastructure planning in Crouch End and request a clear assessment of the impact of an extra 495 residents (with perhaps 200 extra children) in this town centre location.

Hornsey Central Library

The side-benefits of the scheme for the Library are alluded to in the applicant's presentation, and in previous Council announcements about spending £1m on improvements. The Library is not within the red line of site (though its car park is), but clearly should receive careful consideration as part of a wider social and cultural complex of buildings, in line with its history and continuing use and value to Crouch End. We would like to see a proposal that identifies improvements to the Library, perhaps to accommodate small businesses displaced from the Town Hall and/or as a complement to the community and arts provision planned for the HTH auditoria.

We would request a commitment by the Council and the developer to secure funding for library improvements (ref. policy DM48, planning obligations).

Regeneration, Town Centre, and Local Economy

Hornsey Town Hall is a major project, a mixed development in a crucial central location within Crouch End's town centre. Key policy aspirations include the promotion of place-making and the regenerative effect of the development – as detailed above. Local Plan policies SP12 and DM9 demand that the development of "the historic environment should be used as the basis for heritage-led regeneration", supporting and enhancing the town centre and local economy.

We welcome the proposed mix of businesses, if sustainable, and support the intention to breath new life into the site. A viable and profitable development will enhance the town centre. Our reservation is that the loss of the greater part of provision for small and creative local businesses will damage the overall offer to the local economy. This is a key area of local demand and we feel that such use would be of tremendous advantage to the mix of the development as a whole, broadening uses and revenue opportunities, and meeting the objective for a regenerative development benefiting the local economy. We would urge the applicant to consider such uses on site.

CENF are keen to see secured the long term commitment of both developer and arts operator to the project. Principal operators should have an obligation to engage with the local community, and we note the proposed community steering group in this regard.

The various elements of the scheme should complement one another and combine to present a clear and distinctive identity for the development, attractive to local residents and visitors from across London. Once again, we reiterate that further evidence be supplied that demonstrates that the new uses are viable and sustainable.

12.0 CONCLUSION

Whilst objecting to this application, the Crouch End Neighbourhood Forum support the ambition to restore, re-purpose, and develop Hornsey Town Hall and the wider site. The creation of a mixed development balanced by an enabling residential development, and the prioritising of restoration and community use and access are acknowledged. We welcome the recent announcement of operator and await further details about the Town Hall arts, community and business spaces. A sustainable creative hub and arts venue would prove to be a well valued local facility, having potential for local social and economic development and regeneration.

CENF await details on affordable housing, ongoing community use, clarity on travel and servicing plans, and appropriate planning obligations and conditions.

With revision and material amendments to,–

- mitigate over-development and the impact on the heritage assets and Conservation Area,
 - secure the restoration and the viability of planned uses of the Town Hall building,
 - address the loss of B1 space and improve the offer for local creative businesses,
- a subsequent application should find greater acceptance and support.

Crouch End Neighbourhood Forum	<p>Thank you for alerting us to further revisions made to the above scheme.</p> <p>Crouch End Neighbourhood Forum (CENF) welcomes the response of the applicant to suggestions and objections made by statutory bodies and other stakeholders, though clearly the most recent amendments are minor and do not change the overall conclusion set out in our earlier submission on 2 nd October. This was to object to the application.</p> <p>Although the applicant's responsiveness is welcome, the details of the planning application seem almost a work-in-progress rather than something settled. In addition, the now very long list of documents attached to the planning application has led to a number of people expressing complete bewilderment. Can we urge both applicant and planning authority that as this is a complex large scale major development, if you need more time, take it?</p> <p>Our principal objection to the scheme, which we felt required material amendment, is not fully addressed in the revisions, particularly in respect of the Conservation Area and the unchanged height and bulk of Block A. This was,–</p> <p>“Harm to the setting of Hornsey Town Hall and Hornsey Central Library through excessive scale and massing of the residential blocks, and a failure to preserve or enhance the character and appearance of the Conservation Area”</p> <p>Our earlier comments concluded with two further observations, that revisions which,–</p> <p>“secure the restoration and the viability of planned uses of the Town Hall building”, and “address the loss of B1 space and improve the offer for local creative businesses” – would secure greater acceptance and support for the application. In these regards a few improvements are apparent in the planning application, although the arts operator has hinted at further changes.</p> <p>CENF believes that the many objections to the application, totalling over 500 across the linked applications, are also unaffected by the recent revisions to the scheme, and should continue to be considered as valid.</p> <p>Context</p>

CENF is keenly aware of the high level of public interest in this development. Consequently it may be useful to place in perspective the significant aspects of the project.

The Town Hall is an at-risk grade II* listed heritage asset, the most important building in Crouch End. According to Historic England there are 377,587 listed buildings in England, of which just 5.8% are at grade II*. It is one of just three in the local area (the others being Hornsey Church Tower and the Queens public house). In addition, the location of the site, and certainly the civic square, are of very high value to the community and the town centre. Hornsey Town Hall is therefore both nationally and locally an important building of more than special interest, and a scheme to restore and re-purpose the building is of the highest significance.

In contrast, though clearly still of importance to Crouch End, the residential development is of lesser significance, and is simply an enabling development. The proposed 146 flats is a similar number to the 136 dwellings recently delivered at nearby Roden Court on Hornsey Lane, and are minor in scale compared to the 1,060 new units along Hornsey High Street (at New River Village and Smithfield Square), and the huge developments in the offing in the East of the Borough.

“Sensitively designed residential development which appropriately enables this refurbishment will be considered.” (Site Allocations DPD (2016): Site SA 48 Hornsey Town Hall: 2.137)

Scheme revisions

We would like to make the following comments on information recently made available.

Restoration costs and phasing

Headline restoration figures were released on October 17th. The report is welcome, though the amounts earmarked for general essential works are difficult to separate from refurbishment for new uses. Obviously some form of oversight of the project is necessary, and we also await details of planning conditions that will determine a phased development which safeguards a fully realised restoration project. The provision for, and delivery of the restoration is of key importance.

Arts and community use

Following the announcement of the arts operator, meetings have now taken place and some information regarding the arts, community and business uses of the Town Hall made available to the community. CENF particularly welcomes the outlines of workspace uses of the Town Hall. The future of B1 use for small businesses and creative industries was a key concern. We note that the operator and architect have suggested that further design changes to the Town Hall interior may be made to reflect the operator's workspace requirements. If extra space can be designated, all the better. It would be useful to see new designs at the earliest opportunity, as any changes would have to be presented for Listed Building Consent.

Heights

The height of Block B has been reduced (by some 15cm or so per floor) apparently in response to comments made by Historic England. No adjustment has been made to the height of Block A. The revisions do not alter our stated position which is set out in our previous submission. Although a balance of priorities must be found, the enabling residential development should not cause harm to the setting of the listed buildings or the Conservation Area, or neighbouring amenity. It would be simply inconsistent of us, and the planning authority, not to oppose the proposed height of the enabling development.

Affordable housing provision

The applicant has proposed that 11 affordable units are located in the upper floors of Broadway Annexe West. This was confirmed in a statement by the Assistant Director of Planning setting out that Haringey Council will be underwriting this commitment. We note that such an announcement made in advance of the findings of the authority's independent advisor's evaluation of the applicant's viability assessment is somewhat unusual, and alas has seemingly engendered further popular suspicion. However, of course affordable units are very welcome, more so that the 11 units appear to be set as a minimum for the scheme. It may well be possible to achieve more. Some reservations have been raised over the location as the upper floors of Broadway Annexe are single aspect to a noisy busy space and adjoin a venue with a potential 1,400 capacity and a 2 a.m. licence. The affordable units could, of course, go elsewhere on site. A mode of intermediate or social rents rather than shared ownership is preferred. We await the findings of the independent evaluation of project viability and proposed planning obligation for affordable units.

Design of civic square

	<p>We welcome recent collaboration with community groups, the efforts of the architects to respond to comments, and the recognition of the significance of the space to the community. A fuller presentation of issues regarding the square is available in our previous submission.</p> <p>CENF remains of the view that we object to aspects of the development. However we absolutely share the wish to see a development which secures a restoration, community access, and viable uses for Hornsey Town Hall, and this is a crucial opportunity for Crouch End to see that long overdue solution. We await further amendments to address our concerns and hope that additional design revisions and full details of proposed planning conditions will be made available well in advance of any submission to the planning committee.</p>
Hornsey Historical Society	<p>This is the Hornsey Historical Society's response to the proposals for Hornsey Town Hall submitted as an application for planning permission under the reference HGY/2017/2220.</p> <p>The Society is a registered charity whose main objective is the study of the history of the ancient parish of Hornsey and its development. As a historical society we are concerned with any proposals which affect buildings which are on the statutory list as being of architectural or historic interest. We are therefore extremely interested in the proposals for the Hornsey Town Hall which is listed Grade II*. We are also interested in the appearance and character and future of the Conservation Areas within Hornsey.</p> <p>We welcome the proposals to preserve and restore the Town Hall and to use the indicated areas for community use. However we have strong reservations about the scale and siting of the enabling development. Our objections concerning the proposed new housing are on the overall scale, massing, relationship with existing buildings and effect on residents, and its detailed planning and design.</p> <p>We consider the drawings as submitted with the planning application to be inadequate for a full planning permission. There are no full plans of the proposed residential blocks A and B and although details of individual flats are submitted, the only plans of the whole buildings are a small scale almost diagrammatic plan of the whole site. Similarly the only elevations submitted are those included in the series of sections of the site which include the existing building. From the plans on the website these appear to be drawn to the scale of 1:200 at A1. We would have expected more detailed plans and elevations to be submitted for a major development of this kind.</p> <p>We regard the two residential blocks A & B as being unacceptable in that they are too massive and completely out of scale with the urban fabric of Crouch End and with the Town Hall itself. They will have a detrimental effect on the appearance and character of the Conservation Area, Town Hall and Library, and be an unfortunate visual intrusion over a large part of the</p>

	<p>area. The space between the buildings will be unattractive and will produce unsatisfactory living conditions due to the excessive concentration of a large number of dwellings with the attendant movement of vehicles and people. The two blocks A & B will seriously overshadow each other at certain times of the day. Block A is considerably higher than the scheme previously approved and by ignoring normal daylighting standards on the boundary will, apart from appearing completely inappropriate in its context, permanently blight the land to the east and prevent any long term more sympathetic development of the area. Block B looms over the library in Haringey Park and seriously detracts from the setting of this listed building. The lower floor flats facing the narrow chasm between Block B and Library will be severely blighted by lack of sunlight and prospect.</p> <p>We note that most of the flats are single aspect only which, with such a congested development as this, could lead to unsatisfactory conditions with respect to orientation and ventilation. Many flats have areas which have poor natural lighting. With access to flats at lower ground floor, Block B exceeds the maximum number of floors satisfactory for a single lift, which should be limited to six. We also regard the proposed design of the Mews block to be unacceptable. The houses in Weston Park situated to the north of this will have a three storey blank brick façade immediately at the end of their gardens which will severely deprive them of sunlight. The natural lighting of the bedrooms to the two central flats at ground floor level is severely compromised by the storey-height wall almost immediately adjacent to the windows. All flats in this block are single aspect facing south with no apparent provision to prevent serious risk of overheating from sola gain.</p> <p>One proposal which has not been made very clear in the submitted drawings is the proposal to extend the existing Town Hall building at second floor level. Now that it is no longer proposed to use part of the Town Hall for normal residential development, we consider that there is no justification for this proposal. Although the rear elevation will be affected by the attaching of Block B the opportunity should be taken to remove the prefabricated building and restore the original appearance and integrity of the rear of the building.</p> <p>We note that the Weston and Haringey Parks Residents' Association has also made an objection to the proposals dated 21 August 2017 and we would like it to be noted that we entirely endorse all further matters noted in this objection. We have seen no response to the proposal from the 20th Century Society in respect of listed building consent, and we note that the response from Heritage England, which is listed first on the Online Planning Services list of attachments, relates to Application No HGY/2017/2221 and not to Application No HGY/2017/2220. It would appear that their response to the latter application has yet to be received.</p>
Weston and Haringey Park	Following the planning submission for the above site, we are writing to ask you to refuse permission.

<p>Residents Association</p> <p>(including the following people:</p> <ul style="list-style-type: none"> • Ruth Selig and Stephen Richter 53 Weston Park N8 • Caroline Clayton and Mike Clowes 55 Weston Park N8 • Fitzroy and Joan Thomas 59 Weston Park N8 • Iain Lanyon and Sharon Kean 10 Sandringham Gardens N8 • Andrew Zweck 14 Haringey Park N8 • Kathy Smith 23 	<p>Whilst we are in favour of restoring the Town Hall, we believe that the development proposal needs to be looked at in more depth in relation to its site, its environment, and lack of social housing. It then becomes apparent that it is not a good design for this location. We ask the council to refuse planning permission for the scheme for the following reasons (in summary, expanded below):</p> <ol style="list-style-type: none"> 1. Inadequate and incorrect information 2. Height in relation to the neighbourhood; Urban Context 3. Effect on Listed buildings and Conservation areas 4. Massing, Footprint and Daylight 5. Density and Lack of Amenity Space 6. Lack of social housing 7. Transport, Parking and Vehicle Movement 8. Deficiencies in Social Facilities and Infrastructure 9. Reduction of office space <hr/> <p>1. Inadequate and incorrect information supplied at pre-application residents meetings and with planning application.</p> <p>VIEWS: We are unsatisfied with the photomontage views submitted with the Town Hall application. These views show trees in full leaf. In addition, the plans show trees as having been removed on the corner of the library (adjoining the access), yet the photomontage has retained these and used them to block the view to the new building (block A). The submission shows views from Alexandra Palace and Parkland Walk of such poor resolution that we cannot enlarge these.</p> <p>We need to see</p> <ol style="list-style-type: none"> 1. Views without the trees in leaf, ie a winter view or trees dotted on (which is preferable). 2. Views from different angles (where they are not blocked by trees) 3. More views from Haringey Park, looking back towards block A. 4. Views from Primezone Mews 5. View from library to block A (without the tree in place). 6. Views of better resolution from Alexandra Palace and Parkland Walk <p>APART HOTEL: The drawings show hotel rooms with kitchenettes – clearly apart hotel rooms. Yet the HORNSEY TOWN HALL PLANNING STATEMENT (July 2017) refers to a Hotel. Which is the correct proposal?</p> <p>We ask the planners to write to us directly as soon as this further information has been supplied.</p> <ol style="list-style-type: none"> 2. Height in relation to the neighbourhood; Urban Context
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<p>Primezone Mews N8</p>	<p>The proposed new buildings are much too high, bearing no relation to the surrounding conservation area. HORNSEY TOWN HALL PLANNING STATEMENT (July 2017) (HTHPS) 2.25 states that: “Weston Park runs along the north of the site and comprises residential properties that back on to the application site. The buildings range between 3 and 4 storeys and are predominantly brick built.” This is incorrect.</p> <p>Haringey’s Conservation Area No.5 Conservation Area Character Appraisal (7.4) says Weston Park is: “lined by two storey terraces with attics and semi-detached properties all of which are considered to make a positive contribution to the character and appearance of this part of the conservation area.”</p> <p>It goes on to say (7.7) that houses on Weston Park:</p> <p>“...give the appearance of large semi-detached properties but are linked by set back side extensions. They have steep, hipped, slate roofs and include a mix of single-fronted and double-fronted street elevations.”</p> <p>Haringey Park, also adjoining the site, is made up essentially of two storey semi-detached dwellings described in Haringey’s Conservation Area No.5 Conservation Area Character Appraisal as “Victorian Villas” (6.6 to 6.10). The four storey Mansion block flats on Haringey Park, are not typical of the area and these are further away from the development site.</p> <p>Adjoining the site is the Library which currently sits in an open area.</p> <p>Haringey’s Conservation Area No.5 Conservation Area Character Appraisal (2.4) discusses the character of Crouch End as: “...an almost village like development nestling in the bowl between the hills rising in the north to Muswell Hill and Alexandra Palace.”</p> <p>HTHPS makes reference to the following policies in its submission:</p> <p>7.86 states that: The Mayor’s Housing SPG advises that, through scale, material, massing and building type, development should take account of the existing character and urban grain of a place and build on its positive elements (para 2.2.3). 7.87 Strategic policy SP11 requires all development to respect their local context and character, creating and enhancing the Borough’s sense of place and identity. 7.88 Draft Development Management Policy DM1 states that development proposals should relate positively to their locality, having regard to form, scale and massing prevailing around the site. 7.89 Draft Development Management Policy DM6 expects all development proposals to include heights of an appropriate scale, responding positively to local context and achieving a high standard of design.</p> <p>However, analysis of the above Mayoral, London and Local policies, together with the findings in Haringey’s Conservation Area Character Appraisal, shows clearly that the proposed construction of blocks A and B, with heights of 5, 6 and 7 storeys,</p>
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is an inappropriate development in this Conservation area where the majority of buildings are dwellings of 2 storeys, and where Crouch End has been described as having a “Village” feel. Furthermore, in the detailed design of the proposed development there is insufficient modulation both in the roofline and frontages to reflect the architectural rhythm of the surrounding area. The proposed buildings appear to have more in keeping with the new developments at Kings Cross than in this Victorian London Suburb.

3. Effect on Listed buildings and Conservation areas

HTHPS Assessment 7.91 “The massing of the proposed blocks has been established through rigorously testing the potential impact of increased massing on the setting of the Town Hall and Hornsey Library, the wider Conservation Area, the impact on neighbouring amenity and the impact on local and strategic views.”

We disagree with claims in HTHPS (4.5) that concerns have been addressed. The heights, proximity, massing and detailed design of Blocks A and B have a detrimental impact on the setting of the existing Town Hall, Library and surrounding streets both in its setting, space around it and competing heights. The unmodulated facades of the new apartments, (save for the recessed balconies), bear no relation to the detailed nature of surrounding residential streets. Whilst HTHPS asserts that the details used in the Town Hall and Library have been referenced (balconies, colour, metalwork) the boxy flat fronted nature of the blocks competes with the clear lines of the modernist town hall.

The Town Hall, as a civic building of tremendous architectural importance, needs breathing space around it, both on plan and elevation. Site sections (Section KK drawing PX2253 and section FF on PX2252) clearly illustrate the bulky, overbearing nature of the proposed buildings, in the context of the Town Hall. It is not just key views from surrounding streets that are important - buildings are not simply viewed from a static vantage point, but are walked around and moved through. This development, at such a scale and massing detracts from that of the Town Hall and Library, and the genius loci of Crouch End.

4. Massing, Footprint & Daylight

The new buildings occupy too much of the site, are built too close to the boundaries, and the large footprint has left no room for the Heritage buildings to “breathe”. The “canyon” effect which was the concern of the planners has not been addressed between Blocks A and B.

In addition, there is a detrimental effect on existing neighbours: The Mews block is built very close to the boundary, causing issues with overlooking and Block A towers above Primezone Mews. The proposed development has an impact on daylight and sunlight for adjoining neighbours, both within their properties and also on their amenity spaces. There is also an impact on available daylight and sunlight within the development itself.

We disagree with the following:

Hornsey Town Hall Sunlight and Daylight Assessment, 10.4 The Proposed Development will relate well to the neighbouring residential properties. Where there are deviations from BRE guidance in terms of VSC and NSL alterations, these are considered to be minor in nature and acceptable due to the relatively minor alteration in VSC and NSL values when compared to the Consent.

The scheme has not been developed in the context of best practice guidance. The following document gives guidelines for overshadowing of neighbours. This scheme contravenes these guidelines: it is built too near to the boundary and is too high, thus overshadowing neighbouring amenities and open space within the development itself.

We draw your attention to The BRE guidelines extracted below:

BRE SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE.

Paragraph 3.3 "Good site layout planning for daylight and sunlight should not limit itself to providing good natural lighting inside buildings. Sunlight in the spaces between buildings has an important impact on the overall appearance and ambience of a development.

It is valuable for a number of reasons:

- To provide attractive sunlit views (all year)
- To make outdoor activities like sitting out and children's play more pleasant

AND:

The availability of sunlight should be checked for all open spaces where it will be required.

Page 14: "This guidance applies both to new gardens and amenity areas and to existing ones which are affected by new developments. . . . It is important to realise that the area-based guideline is very much a minimum standard."

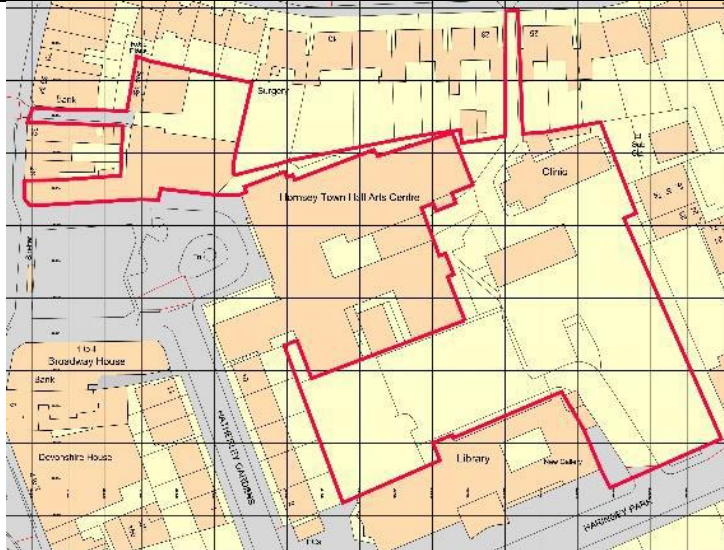
We believe this scheme flaunts good practice guidelines in relation to overshadowing of its neighbour's amenity spaces and in relation to daylight and sunlight across the development. We have done our own 3D modelling to show this, attached at the end of this letter. We want the applicant to provide all year round accurate 3D daylight modelling for the site and surrounding streets, to show the effect of overshadowing throughout the year.

5. Density

The proposed development is for 146 units. The applicant has calculated the density as 162 units per hectare.

HTHPS Policy Context 7.75 illustrates the London Plan Policy 3.4, showing its table 3.2 - Density Matrix (habitable rooms

	<p>and dwellings per hectare). The developers note that the site is in an area with a PTAL rating of 2 to 3 (which is actually at the lower (poor) end of the scale) and suggest that as a density of 45 -175 units per hectare is allowable, they argue that a density of 162 dwellings per hectare should be acceptable.</p> <p>This is an incorrect and flawed argument.</p> <p>The developers have included the Town Hall 'square' as developable site area for calculation of density, inflating the available site area and decreasing the actual density. The Town Hall 'square' should not be included in the overall site area for calculation purposes; it is a public space, which by the Council's own criteria is dedicated to Community, was never intended to be built upon and whose inclusion in the site area calculation serves only to dilute the scheme's real density. Similarly, the inclusion of the Town Hall itself, when this area is not part of the application for residential construction, should not be included in the calculations.</p> <p>The diagram below shows the site area that should be used for calculation of density – removing the Town Hall Square and Town Hall and Hotel (or aparthotel). The relevant area is outlined in red, (although we are concerned by the inclusion of Rose Place in the Developer's proposals and calculations)</p> <p>Site area for Density calculation purposes:</p>
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Actual site area for density calculations: 0.78 hectare

Residential units: 146

Density = 187 units per hectare or 409 habitable rooms per hectare

This is above the range indicated in the London Plan Policy.

Furthermore, if the 67 “aparthotel” rooms, which are shown on the drawings (but not referenced in the Planning Statement) - and for which the Viability report (redacted) assumes an 80% occupancy rate - are also included in the density calculation, then the Density figure becomes even more alarming.

Lack of amenity space

HTHPS (7.13) states that nearly all dwellings have private amenity spaces except Broadway Annex which are intended to share the “public” Town Hall square as amenity space. This Town Hall square has been designated for public use and is already under pressure from existing local residents and community uses. It should not have to bear the strain of inadequate amenity provision in the proposed development.

6. Lack of social housing

Haringey Borough Council has set a minimum target of 40% affordable housing in new developments. The inclusion of 0% affordable housing in this scheme is risible and a disgrace. We refute the proposed viability assessment (redacted) and urge Haringey to demand the provision of more affordable units in this scheme.

7. Transport, Parking and Vehicle Movement

Inadequate Public Transport

The potential increase in population of more than 500 people, including the hotel or aparthotel guests will have a severe impact on the limited public transport that exists in Crouch End. Already the queue for the W7 bus snakes all the way to the clock tower during morning rush hour, with buses going past Crouch End Broadway full and unable to pick up more passengers.

In recognition of the poor public transport facilities serving Crouch End, the developers propose a shuttle bus. This will cause more pressure at the bus stops, puts undue pressure on Hatherley Gardens residents and creates a shared pedestrian/vehicular area in Town Hall Square, all of which is unacceptable and dangerous.

Vehicle Movement

The Deliveries and Servicing Management Plan (3.4.2) lists 54 extra vehicles per day, (ranging from delivery vans and pick-ups to two and three axle lorries). We believe this figure will be a minimum. The Plan goes on to place the onus upon residents and staff to request that “each time an order or booking is placed the supplier or service provider is sent by e-mail a map confirming the location of the site, the location of the on-site service yard area and the local routing to be undertaken,” (4.3.4) as the basis for ensuring that traffic behaves as the Developer’s would like. This is an unreasonable and unrealistic request. We believe traffic will still turn to the east of Haringey Park, thereby prejudicially affecting the surrounding streets.

Parking

40 Parking spaces is an inadequate provision for 146 flats and hotel or aparthotel rooms. Whilst we understand the council will not issue more residents permits, the situation at present is that car owners simply move their cars from one zone to another within Crouch End CPZ depending on the timing of parking restrictions. Evening parking is extremely difficult at present and with such scant provision for this development, the situation will become worse. Similarly there are no car parking facilities for social events in the Town Hall and this too will have an impact on available parking in surrounding streets.

HTHPS Policy context (7.15c) states that Emerging Development Management Policy DM53 sets out a number of tests for

hotel uses to be acceptable including: “Provide appropriate arrangements for pick up / drop off, service delivery vehicles and coaches, appropriate to the size of the hotel or visitor accommodation.”

No details have been provided for the coach access and no information to show the impact on existing residents.

8. Deficiencies in Social Facilities and Infrastructure

Inadequate infrastructure – lack of local schools, doctors surgeries.

The scheme proposes an extra 467 people in the dwellings alone – not including the hotel or aparthotel. Where are the extra local doctors that will be needed to service the increased local population?

Of the 146 dwellings, 97 are for more than 3 persons and can therefore assume to house families. Analysing the information gives a potential increase of 189 children in this area. We have not seen any indication that the local schools and nurseries in this area of Haringey, already oversubscribed, can cope with the potential extra need for places.

9. Reduction of office space

HTHPS 7.46 The proposal comprises provision of 443 m2 of high quality flexible co-working office space, as well as additional flexible space that could be used for working. According to the HCA Employment Densities Guide (2015), this will support between 30 and 44 jobs.

Hornsey Town Hall currently has approximately 75-80 businesses comprising a variety of arts and business disciplines, forming a vital community in central Crouch End. In 2016 it was calculated that approximately 130 people earned their living in Hornsey Town Hall. In addition to these numbers there are also the people who make casual hires – choirs, dance classes etc.

The Mayor of London (http://www.sadiq.london/business_prosperity_and_opportunity) is keen to “Prevent the loss of business space” and “Promote the provision of small business and start-up premises in housing and commercial developments through the London Plan”. Those in the Town Hall at present have the type of accommodation the mayor is referring to – not the developer’s proposed shared space for a mere 44 people.

We urge you to refuse permission for this scheme for the reasons stated above.

Appendix: we have added our own 3d Modelling below to show the affect of this development on our neighbourhood – both in terms of scale and overshadowing. We would like to see the same interactive model produced by the applicant.

View showing Hatherley Gardens with the new flats looming behind

View on 21st September at 12pm showing overshadowing of Weston Park from new Mews block, and the proximity of one to the other.

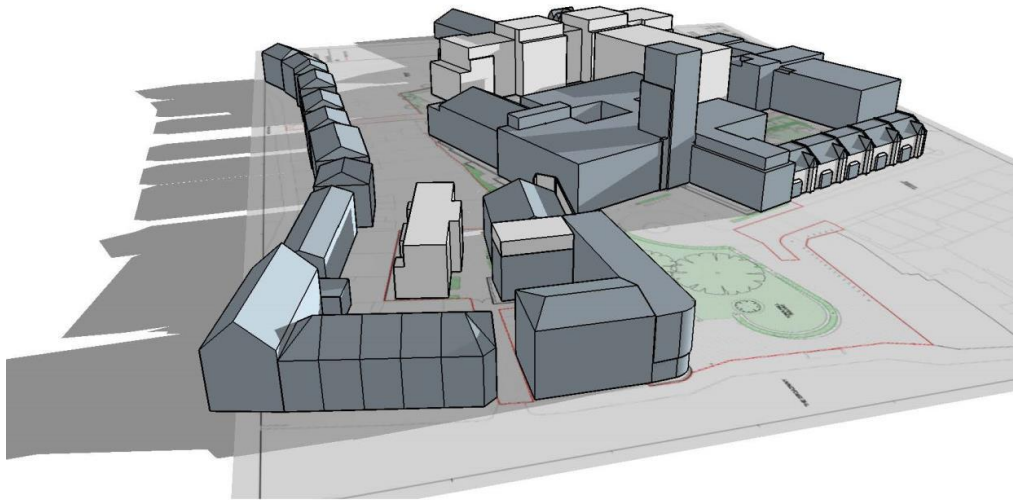
3D MODELLING TO SHOW RELATIVE SCALE AND OVERSHADOWING. To the best of our knowledge these are to scale but we wish to see the same interactive model produced by the applicant



View showing Hatherley Gardens with the new flats looming behind



View on 21st September at 12pm showing overshadowing of Weston Park from new Mews block, and the proximity of one to the other.



View on 21st December at 12pm showing overshadowing of Weston Park from new Mews block and most of new development in shadow.



View on 21st December at 12pm showing overshadowing of Primezone Mews, and most of new development in shadow. As the sun moves round to the west, the whole of Primezone Mews is in shadow.



View on 21st June at 4pm showing overshadowing of Primezone Mews during Summer. As the sun moves round to the west, more of Primezone Mews is in shadow.

Weston and
Haringey Park
Residents
Association

(Additional
Objection)

We are in receipt of the response from Collective Planning, to our letter of 21 August 2017 and we wish to reply to the arguments put forward in that response, as follows:
Views:

It is believed that the concept of “verified key public views” has been subverted by the developer to mask the full impact of the development on both the Town Hall and surrounding properties. It seems unlikely that it was the intention of LB Haringey, when imposing a requirement to demonstrate the scheme’s limited visibility from The Broadway and surrounding areas, by means of these views, that these were to be the only 3D representations of the scheme in relation to its context; yet that is all that has been provided. The limited information available from cross-sections of the Site is not conducive to a proper public discourse on the relative merits of the scheme. In response to our original letter,

Collective Planning proposed using verified Winter views from a previous scheme, amended to reflect the changed heights of the current proposal. Apart from the seemingly penny-pinching nature of such a proposal, these views were to “be issued to the Council within the next 2 weeks.” They have not yet materialised.

In consequence, and to give a fuller impression of the scheme’s impact upon the surroundings, we issued our own 3D images of the proposals which we challenged the developer to refute. They have not done so.

Apart Hotel:

It is helpful that the Developer has now clarified that the proposal is for a hotel. However, the term is broad and it would be helpful to have precise details as to what kind of hotel is planned. The European Consumer Centres’ Network assesses hotels in the UK according to the following criteria:

- 1 star hotel: all rooms ensuite or private;
- 2 star hotel: dinner usually available every evening;
- 3 star hotel: all rooms ensuite, room service also available;
- 4 star hotel: 24-hour room service and 50% of rooms have a bath and a shower;
- 5 star hotel: a number of permanent suites and enhanced services e.g. Concierge, full afternoon tea.”

The developer should indicate which of the above classifications it is anticipated these ‘30-day stay’ rooms (with built-in kitchen furniture) will occupy and how they will be marketed. We continue to maintain that these rooms exceed the normal classification of Hotel accommodation and will further exacerbate the already problematic situation relating to transport in the area.

We would anticipate that, in any future Planning Approval that may be granted, a Condition is imposed such that this accommodation, however initially construed, can never be converted into flats for rent or sale.

Building Heights:

The response document refers to Block A being ‘set back’ from Haringey Park; this ignores the fact that the block projects some way in front of No.13 Haringey Park and that it is only this projecting element that is 3 storey. Behind this, as it rises to 5-storeys, it obscures the Library building when viewed from Haringey Park. Its remaining bulk looms over the rear gardens of Haringey Park dwellings in a manner completely out of character with the conservation area.

This is without reference to the block's overall mass completely dominating the Primezone mews development, of which the smaller building sits just a few metres away. We would remind the Council of its planning guidance in Policy DM3 – current until the latest iteration of the Development Management DPD, adopted 2017 – whereby 20m was the required distance between habitable windows facing each other. For every increase in floor level, a further 10m set-back was required.

Even with the necessary re-consideration of the density requirements for all London boroughs that gave rise to this policy being dropped in the adopted DPD, the ethics of permitting such a disjunction now, must surely be regarded as a complete denial of any existing resident's rights.

To highlight the enormous disparity between the current application and that of the permission granted in 2010 - which FEC insists is little more than a 'tweaking' of that permission - we hereby submit those 2010 drawings, with the outlines of the current proposal super-imposed on them in red. We believe that this more accurately demonstrates the true bulk of the present application, than their own, very poor, images would suggest and again, we challenge the developer to disprove the argument.

As with the 3D model, we do not presume to insist upon the exact accuracy of these images; it is the best that can be managed in the circumstances.



SOUTH ELEVATION 2010 scheme with outline of current proposal, in red

NORTH ELEVATION 2010 scheme with outline of current proposal, in red



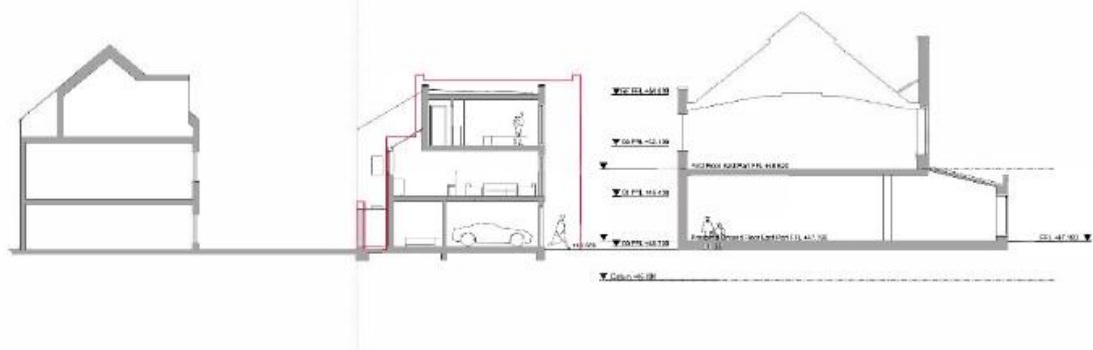
WEST ELEVATION 2010 scheme with outline of current proposal, in red



SECTION L-L 2010 scheme with outline of current proposal, in red



MEWS BUILDING 2010 scheme with outline of current proposal, in red



By reason of their height, bulk, scale and massing, together with the overly large footprints of Blocks A and B (see below) this proposal is not a quality development overall, contrary to Policies 3.5, 7.4 and 7.6 of the London Plan 2016 and does not make a positive contribution to, or improve the character and quality of, the Conservation area in which it is located, in conformity with the principles of DM1 02B or 02D of the Development Management Plan (as adopted 2017).

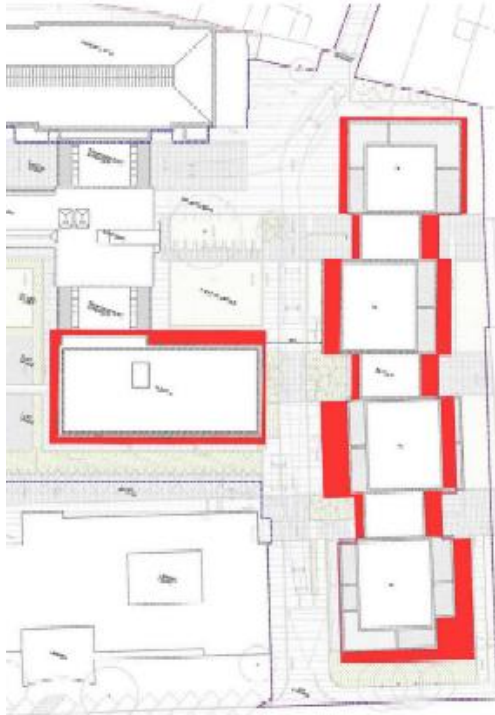
Effect on Listed Buildings and Conservation Areas:

The response notes that “A revised Heritage Statement was submitted on 25th August 2017”. Whilst it is accepted that a revised Historic Building Report was submitted, that revision makes not one single reference as to which sections of the vast and complex document - so large it comes in three volumes – were revised and nor was the document itself listed on the Cover letter which accompanied the remaining documentation submitted on that date. We have found no evidence of a stand-alone document entitled ‘Heritage Statement’ and would be grateful for either the Planning Department’s, or Collective Planning’s guidance, as to which document this Statement may be found in. Until such time, we consider that the development proposals run counter to the principles of DM9 (DPD 2017) Section E of which states:

Proposals for alterations and extensions to existing buildings in Conservation Areas should not appear overbearing or intrusive.

We understand that LB Haringey has an obligation to approve proposals for enabling development of

	<p>Listed Buildings where it is demonstrated that: “It is the only viable means of securing the long term future of the asset affected; and...it is the optimum viable use, supported by an appropriate options appraisal” (Policy DM9_J (Enabling development)</p> <p>However, we are not satisfied that these requirements have been met in this instance; furthermore, we would refer you to the comments from the Hornsey Historical Trust, noted below in the section: Massing and Footprint, in respect of the impact of this development on the character and form of both the Listed Buildings and the wider Conservation area.</p> <p>Massing and Footprint:</p> <p>Our stated opinion, that “the new buildings occupy too much of the site, are built too close to the boundaries and the large footprint has left no room for the Heritage buildings to ‘breathe’” does not appear to have been addressed by the respondent.</p> <p>Nevertheless, to further substantiate our argument, we hereby attach an extract from the Site plan for the 2010 permitted scheme, with the increase in footprint of the new Blocks A and B, shown in red. It is believed that the image shown below is a reasonably true representation of the expanded blocks, over the 2010 approved scheme, and taken together with the dramatically increased heights of these buildings, as shown above, we maintain that this new scheme will alter the conservation setting of the Town Hall beyond repair.</p> <p>This opinion is supported by the Hornsey Historical Society who, while welcoming – as do we – the proposals to preserve and restore the Town Hall, consider these two blocks to be:</p> <p>“unacceptable in that they are too massive and completely out of scale with the urban fabric of Crouch End and with the Town Hall itself. They will have a detrimental effect on the appearance and character of the Conservation Area, Town Hall and Library and be an unfortunate visual intrusion over a large part of the area..... Block B looms over the library in Haringey Park and seriously detracts from the setting of this listed building.”</p> <p>“we are of the view that the proposed increase in height to both Blocks A and B, over that originally granted permission in the (2010) Scheme, will result in harm to the historic environment.”</p>
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Blocks A and B 2010 scheme, with current proposal's additional footprint, in red

Such harm is further demonstrated by the virtual model of the scheme - which we felt obliged to prepare because the developer could not or would not provide one (see below) - which has been inserted into Google Earth. This shows the dominance of Blocks A and B over both the Library building and the Town Hall. The two and three Victorian storey houses are similarly swamped by the height and mass of what, to the Victorian street pattern are simply alien forms.

VIRTUAL MODEL 2017 scheme inserted into Google Earth



Daylight

The response document commented at great length on the issue of Daylight; we would refer you to the comment made on behalf of PrimeZone Mews residents, which is re-stated below:

“The current Revised Daylight report says readings are based on APPROVED agreements from the planning application HGY/2010/0500.....(P)lanning consent was only given subject to approval; from meeting minutes, July 12th 2010, PC44: approval will only be given subject to a re-examination of the daylight assessment. This was a BRE recommendation, (given).....in spite of the comment from David Williamson, Project Officer, who said the daylight report had been validated and that they were confident it was accurate.

The latest Daylight report for the proposed development says it is 'in keeping with the conditions for the previous approved development'. So, in keeping with the recommendations, we assume there was a re-examination of the daylight (and) we would like to see this PRE-REQUISITE report.”

We understand that the developer considers that a satisfactory case has been made to demonstrate that the daylight levels to individual properties, with certain exceptions, will not be much more adversely affected by the current proposal than they were by the 2010 scheme and would, in effect be “minor in nature and acceptable”.

We consider this argument to be flawed. We concur – and can demonstrate from our own modelling – with the statement made by the Hornsey Historical Trust that:

“The two blocks A & B will seriously overshadow each other at certain times of the day. Block A is considerably higher than the scheme previously approved and by ignoring normal daylighting standards on the boundary will,, permanently blight the land to the east and prevent any long term more sympathetic development of the area....

Block B looms over the library in Haringey Park and seriously detracts from the setting of this listed building. The lower floor flats facing the narrow chasm between Block B and the Library will be severely blighted by lack of sunlight and prospect. We note that most of the flats are single aspect only which, with such a congested development as this, could lead to unsatisfactory conditions with respect to orientation and ventilation.” We consider that the resultant impact by this scheme on the amenity of both existing and proposed residents, to be contrary to London Plan policy 7.6 and Haringey’s own Local Plan policies DM1, DM2 and DM6 and we urgently request an independent evaluation of the claims made and the calculations provided.

Density:

The respondent re-states the overall site area, at 1.32ha and continues to assume that it is entirely reasonable to conclude that all of this area should validly constitute ‘land upon which it is deemed reasonable to build.’ This is precisely where we differ. The ownership over the Town Hall Square that has been granted to FEC is, in effect, that of Trustee status; apart from the obligation to re-furbish this area, they have no license to build on it – and as such, we disagree that it forms any part of ‘their’ site area; it is Community land, held in Trust.

On this basis, we reiterate our view that the real density of this development – even when excluding the ‘Hotel guests’ – will exceed the London Plan maximum, by creating 187 units per hectare, well above the 162 units/ha. that the developer believes is the correct value for an area with a PTAL rating of 2-3..

Lack of amenity space:

The respondent has stated his belief that the North facing spaces that are now proposed for the ground floor properties at the Mews , hidden behind a 2.0m high brick wall, constitutes a well-planned amenity. We do not accept this and believe it runs counter to agreed principles in respect of such provision. We look forward to receipt of further amendments to improve this proposal.

Lack of affordable housing:

The Viability statement, which is yet to be validated, demonstrated a profit in excess of £22 million. This amount appears to be achievable after discounting the CIL contribution and the necessary sums for the restoration of the Town Hall and gives a yield of approximately 20% (equivalent to 25% when compared to UK tax paying entities) This would be regarded as handsome remuneration for retail and manufacturing enterprises in this country, which operate closer to between 3 and 5%. We therefore firmly believe that it should in no way exonerate the Developer from conforming to the Council's obligations in respect of both the London Plan and its own Local Development Plan, in the provision of affordable housing.

Transport, Parking and Vehicle movement:

We consider that the proposed development, by reason of the lack of sufficient parking will generate increased on street parking demand, which will result in significant adverse impacts on the existing onstreet car parking pressures, which will further impact on the amenity of existing residents and the street-scene contrary to Policies 6.3, 6.10 and 6.11 of the London Plan 2016, Policies SP1 and SP7 of the Haringey Local Plan 2013, Saved Policy M10 of the Haringey Unitary Development Plan 2006 and Policies DM2, DM31 and DM32 of the Development Management DPD January 2017.

We would also point out that there although there is an estimated requirement for a large number of cycle-spaces planned for the Town Hall Square, these have not been shown on plan and must therefore be added to the rather long list of omissions with which this scheme is littered and which therefore make it ripe for refusal.

Reduction in Office Space:

In response to the "re-provision of high quality modern and efficient co-working space" that is mooted in the Response document, we would refer you to the excellent and well-documented arguments put forward by the Hornsey Town Hall Traders Association to support the case that the existing provision far exceeds the current vague promises made by the current developer. As this argument has been extremely well covered by both the above organization and by the response from CENF, no further comment is required.

Summary:

It is our considered opinion that the proposed development, by reason of its overall bulk, scale, massing

	<p>and poor design would introduce an overly large and discordant feature to the area and would detract from the setting of the Hornsey Town Hall. It would furthermore fail to preserve or enhance the character and appearance of the conservation area in which the Town Hall sits, causing substantial harm to it, contrary to Policies 7.4, 7.6 and 7.8 of the London Plan 2016, Policies SP11 and SP12 of the Haringey Local Plan 2013, Saved Policies CSV1 and UD3 of the Haringey Unitary Development Plan 2006, and Policies DM1 and DM9 of the Development Management DPD January 2017.</p> <p>In addition, by reason of its excessive density, it results in an overly cramped environment that fails to create a sense of place, resulting in a poor quality development with an over provision of 1-bed (33) and 2-bed units (95) and poor living environment for future occupiers, contrary to Policies 3.4, 3.5 and 3.8 of the London Plan 2016 and Policies SP2 and SP11 of the Haringey Local Plan 2013, The Mayor of London's Housing SPG, and Policies DM1, DM11 and DM12 of the Development Management DPD January 2017 and we urge you to recommend that the Committee reject the application.</p>
<p>Hornsey Town Hall Appreciation Society</p> <p>(Letter to Dean Hermitage. LBH Head of Development Management)</p>	<p>We, the Hornsey Town Hall Appreciation Society, believe that this is a development of strategic importance and should have been referred by Haringey for Mayoral consideration. We further believe that the nature of the application, and the context within which it sits, mean that Haringey, as Local planning Authority, should approach the Mayor for a direction under section 7 of the The Town and Country Planning (Mayor of London) Order 2008 to the effect that the Mayor should in this case replace the Local Planning Authority.</p> <p>Our reasons for requesting the referral are:</p> <p>1) the scheme anyway qualifies for referral because of the number of habitable units proposed. There is no definition in the application how the 'hotel' will work. There is no reception and no dedicated catering. It does not look like a hotel. There is nothing in the application to prevent the future sale of these units to investors. Therefore the 67 self contained living units inside the Town Hall should be treated as potentially permanent homes, and when added to the 146 dwellings in the enabling scheme, bring the scheme beyond the 150 needed for a mayoral call in.</p> <p>2) Hornsey Town Hall is a building of real significance, listed Grade II*. Every scheme ever put forward for the Hall has described it as an 'Arts Centre for Crouch End, the borough and beyond', and the designated buildings preservation trust is calling for a 'world class renaissance'. Haringey's assessment of the scheme as purely local, thereby excusing an Environmental Impact Assessment, feels wrong, and suggests that it will be difficult for the planning department to remain objective in the current context.</p>

3) Under category 3E of the Mayor of London order 2008, the application should be referred because:

- it fails to meet affordable housing targets (policy 3.11)
- it removes much office space currently in use, where there is a demonstrable demand for more - ANA has a waiting list for such space (policy 4.2)
- it heavily weights what should be a mixed use development in favour of residential (policy 4.3)
- both the hotel at 2,689 sq metres, and the D1/D2 use at 3,162 sq metres, exceed the specified threshold of 2,500 sq metre.

The reasons for requesting that the Mayor replace the LPA are:

- 1) Under section 3(a) of the order this scheme does not achieve a sufficient level of affordable housing;
- 2) Whilst Haringey has plans for higher levels of affordable housing in future developments it is not currently achieving the necessary level;
- 3) The scheme is in breach of the terms of the OJEU procurement bid, in which it was stated that an earlier planning application would be implemented with only minor amendments. This 2010 permission had 4 units of affordable housing. This does not meet the overall Haringey target for affordable housing. The applicant has now stated in a completely new application, that there will be no affordable housing. There are further breaches of the OJEU agreement, including the dropping of the 4* hotel, and the creation of an Arts Centre, for which no business plan has yet been provided;
- 4) Under section 7(1)(c) of the 2008 Order there are sound planning reasons for a call-in. The LPA must not only remain impartial, but must be seen to be impartial. Crouch End's councillors have now published an open letter which suggests a state of disorder in respect of the application, which needs to be rectified. Haringey's cabinet has twice voted for the scheme in the face of call-ins. Disciplinary action against Labour councillors involved in a the call-in sets a context in which it will be very difficult to select a neutral and objective planning committee to consider the application;
- 5) There are a number of factors in the Mayor's Supplementary Planning Guidance "Homes for Londoners" published this month, which point to the need for a call-in. The councillors open letter makes clear that the ward councillors have not examined the viability figures and were unaware of the assumptions the developer was making. The figures in the Economic Viability Assessment have , by chance, become public, which is fortuitously in line with the Mayor's guidance. However these figures have been seriously called into question for a number of reasons, including, but not limited to:

	<ul style="list-style-type: none"> · inappropriate comparators for sale prices which refer to Muswell Hill and Hornsey, while prices in Crouch End are higher · inappropriate comparators for rental income - it is absurd to suggest that Hornsey Town Hall is in anyway comparable to the Ministry of Sound, yet a notional rent greater than that of the nightclub has been used to calculate the community use subsidy · vague references to the proposed investment in the restoration of the Town Hall - while the headline figure of £27m (sometimes quoted as £29m) appears impressive it may well be that around £13m of this is actually being invested in building the hotel. <p>We therefore believe that the scheme should now be referred for mayoral consideration and that the mayor should replace Haringey as the LPA.</p> <p>While this request is addressed to the Head of Development Management at the London Borough of Haringey we propose to publish it as an open letter on various websites, and to send a copy to local newspapers, the Mayor's office and others of influence.</p>
Friends of the Earth - Muswell Hill & Hornsey	<p>I write on behalf of Muswell Hill & Hornsey Friends of the Earth. We are the affiliated local group of Friends of the Earth England, Wales & Northern Ireland.</p> <p>Humanity has only a few years to cut emissions enough to keep temperature rise below 2°C, as former UNFCCC head Christiana Figueres and others recently highlighted: https://www.nature.com/news/threeyears-to-safeguard-our-climate-1.22201 It is unacceptable that the residential blocks in the proposed development would achieve only about 44% of the carbon reductions specified in the GLA target. A new development provides an excellent opportunity for state of the art zero carbon building, which can achieve reductions more efficiently than retrofitting.</p> <p>Haringey has a long commitment to reducing climate change. As the proposed development is in a highly visible location, it is all the more important for Haringey to insist that the buildings provide a good example. The fact that the developer expects to make a £22.6m profit underlines that there is every reason why the development should incorporate the highest environmental standards. Permission should be denied for any proposal which is not at or very close to the target in the GLA Zero Carbon Policy.</p> <p>Tim Root Co-ordinator Muswell Hill & Hornsey Friends of the Earth</p>
Crouch End	Crouch End Festival is primarily concerned with the use and availability of the Town Hall

<p>Festival</p> <p>Neither supports nor Objects</p>	<p>Square and Green, and (latterly) of the interior performance space of HTH itself. While the organisers may (and do) have their own personal opinions on the suitability of the residential development, the hotel use, etc, there are many groups and individuals better equipped to comment on these issues than we are.</p> <p>We restrict ourselves here to comments on elements of the development that directly affect CEF. Crouch End Festival is the UK's largest community arts festival. It has been running summer and Christmas events in the Town Hall Square for 6 years as well as in the Town Hall since its recent reopening. It has grown from a small local event to a major fixture in the north London calendar. Audiences come from all over London, some events attracting visitors from around the UK.</p> <p>It represents the interests of local groups in their use of indoor and outdoor Town Hall spaces for creative and community purposes. In the summer it takes over the Square and Town Hall spaces for 10 days as well as many other performance and arts spaces all over Crouch End, Hornsey and Stroud Green and beyond. The festival events include drama, film, music, comedy, dance, art exhibitions, workshops, lectures, meetings, markets, and much more. Each December for the last 4 years it has organised a large Christmas tree and lights switch on ceremony with a local celebrity and a one day Christmas market with live music, food and drink. The first local Christmas tree in the square for 57 years and Crouch End Christmas would now be unthinkable without it. Local businesses help fund the tree and the Festival organises a 'Shop Local' campaign.</p> <p>The Festival has formed partnerships and supported the growth of other local arts and community groups including the Muswell Hill Creatives, Tottenham Ploughman, the Mill Hill festival, and even visitors from Canada who've come this past year to see how Crouch End Festival is managed; the open air markets in summer and at Christmas support local artisan crafters and food and drink sellers, works with local businesses and shops, and provides a platform for creatives to take first steps, flourish, and grow. It also works in partnership with many local schools to provide a platform for students to perform. The Square and Town Hall have historically and geographically stood at the centre of the community and are the natural focus for all community events. As a Town Hall it was designed and intended partly for the use of the community and as a venue for performances and events.</p> <p>The need and desire for this kind of use has been demonstrated by the Festival events and ANA's use of the building throughout the year. This is clear from the ever-growing audiences that attend the festival and ever-growing number of events and participants.</p> <p>The idea that the festival should not take place or should move to another venue is unthinkable.</p>
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Any future plans and designs for the use of the Town Hall and square should accommodate outdoor and indoor community arts events (such as the Festival organises) as a priority.

Our Comments:

Design of the Square

The square should be designed and planned for flexible use by the community in a variety of ways. Everyday use and special event use. The present plan is not flexible and does not take into account the current use by the Festival or everyday use by the community. The amount of grass and hardstanding and where this is positioned is crucial. Likewise seating should be flexible and allow for large crowds to dance, picnic or just sit and enjoy performances. This is not possible with the present design. It should allow all Crouch Enders to assemble and safely enjoy the square without any risk from traffic or vehicle access ; it is not clear what kind of access by the Town Hall is intended for vehicles with the current plans.

Greenery (grass, trees, and plants) - trees and plants should be appropriately chosen and positioned to enhance the square and not impede its flexible use. Any grass should be sufficient and in the right position to allow for everyday sitting and picnickers as well as special events. The current plan does not provide for this. Christmas tree - there should be a permanent place where a live tree can be planted permanently and decorated each year. Alternatively a concrete pit/base that can fit a large tree to be supplied each year. Power - outdoor events need electricity for lighting, sound, to heat and cool food and drinks and other reasons. Throughout the square adequate supply points should be incorporated. **At present no supply points are incorporated.**

Cafes and restaurants - should likewise enhance the square and not overwhelm it or take up public space with over large terraces etc. Any terraces and seating should be non- permanent or moveable. In summary as regards the square, proper and more detailed consultation is needed with users of the square, including Crouch End Festival (who are the main users for outdoor events). The consultation so far has been very superficial: no proper consultation with the Festival and minimal consultation with a small number of the public who attended the Hub Days earlier in the year.

Small businesses accommodation

Crouch End Festival supports creativity at all levels. It particularly plays a part in helping amateur or part time creatives (performers, crafters, etc) develop and move to a professional level. There has been mutual support between the festival and the creatives and small businesses that have flourished in the Town Hall.

	<p>The Festival has benefitted and been able in turn to use their professional skills and we have been able to promote their businesses.</p> <p>We feel strongly that creatives and small businesses are the lifeblood of the building, they have been the unexpected stand out surprise success of the last two years in the Town Hall. Local creatives and small businesses should be encouraged and more space found for them, not rehoused somewhere distant and disconnected from Crouch End; they form a crucial and indispensable part of the local community. All over the UK small creatives and businesses are having entire buildings and sections of cities ('quarters' - cf Birmingham's Custard Factory quarter) created for them of the kind that already exists successfully in the Town Hall. The creative community offices and workshop space should be enlarged at the community centre not reduced to a café setting.</p> <p>Community Use</p> <p>The Town Hall is integral (always has been) to the life of the community for multiple uses community uses from weddings to meetings to festivals. Since it reopened 2 years ago it has been brought to life by ANA. The community use and access agreement in its present form is weak in structure. It needs a lot of work.</p>
Hornsey Town Hall Traders Association	

Objection to loss of B1 studio/office space In Hornsey Town Hall (HGY/2017/2220)

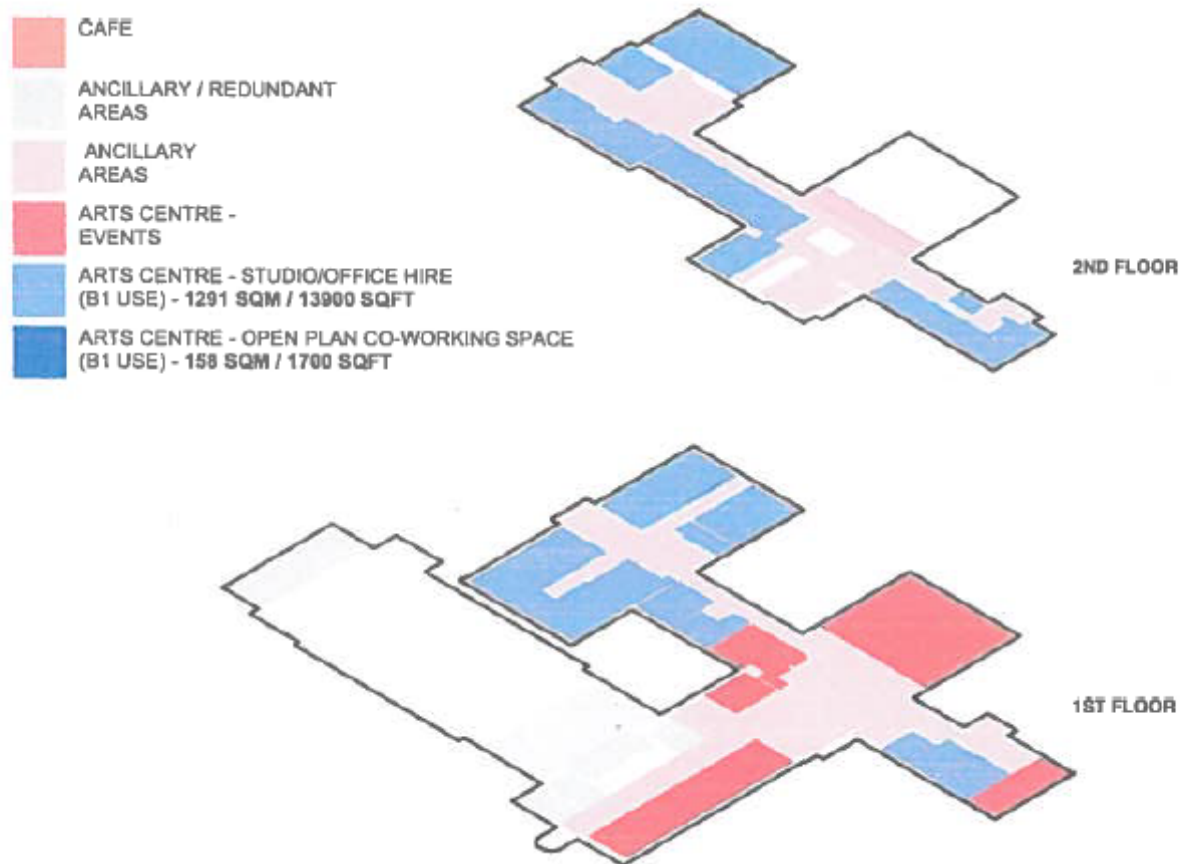
Hornsey Town Hall (HTH) traders association formed in 2015, with the aim of sharing resources, ideas, and information. It also encourages networking between related professions within HTH, shares information on local markets and events related to our fields of work. We have outlined below the key issues in support of the current use:

1. Current use of Hornsey Town Hall

- 1.1 The office spaces contained in the administrative blocks of Hornsey Town Hall were built for purpose. Although the local authority vacated the building some time ago, for the last three years the spaces are once again profitably occupied and continue to serve as B1 type use.
- 1.2 The current provision in the administrative blocks of Hornsey Town Hall (managed by ANA Arts, founded 2014) is a creative business hub and open workspace, with managed office spaces, small workshops, and creative studios. Highly flexible, with both small and large spaces, it provides an ideal environment for a range of local small enterprises and start-ups, designers, small producers, tech, and professional services.

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| | <p>1.3 Community uses are also supported, with affordable space for small studio and rehearsal use, and a gallery offering a full programme of exhibitions and a strong base of community use.</p> <p>1.4 The majority of B1 space is in the form of self-contained offices of approx. 1300 sqm, with open plan co-working space of 158sqm. These figures are net internal areas, unlike the proposed application which we understand are gross figures. The diagram below summarises the current usage. You should be aware the applicant has labelled each of the spaces within HTH with the historical uses associated with the building when it was in operation as a council office, rather than representing current use.</p> <p>1.5 As tenants of HTH, we are aware the current use was intended as 'interim' arrangements pending redevelopment of the building. However this does not imply there is lack of demand for the current use, the use for which largely the building was designed. It is also not under-used, save for areas that have been made out of bounds for reasons of dilapidation, not for lack of interest or viable business use.</p> |
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1.6 We have paid rent over the last 3 years which have averaged at between £20-35 per square ft per annum dependent on unit size and quality. This is a rate comparable with typical market rates for similar property. A Crouch End Broadway B1 use unit has been recently marketed in a refurbished condition at £20 per square ft.



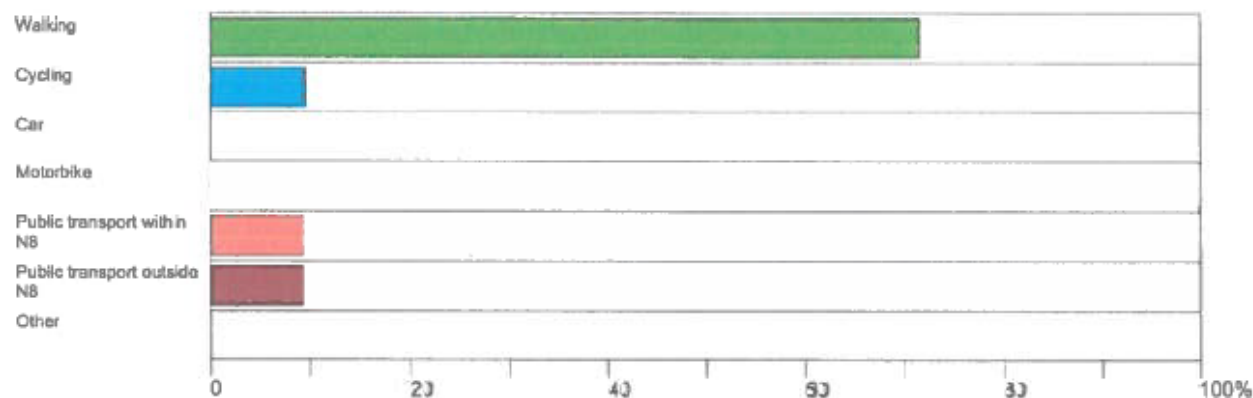
4 Transport

4.1 The current operation demonstrates exemplary standards in transport terms. A survey of all HTH tenants in September 2017 found that over 70 % walk to their place of work, just under 10% cycling.

4.2 At the time of writing, a new place of business after the building's redevelopment, is not clear for 85% of tenants, but the general expectation is that the place of work will require public transport to travel outside of N8. After redevelopment, this mode of transport is expected to form the largest proportion of new travel arrangements. This appears not to be factored into the proposed travel plan submitted.

Transport questionnaire for HTH tenants : results

1. How do you most commonly travel to Hornsey Town Hall?



2. Do you know your plans for relocating your business once Hornsey Town Hall is redeveloped?



<p>Primezone Mews Collective, 1- 28 Primezone Mews, N8 9JP</p>	<p>REF: HGY/2017/2220</p> <p>RE: PROPOSED DEVELOPMENT, HORNSEY TOWN HALL, CROUCH END Reference: HGY/2017/2220</p> <p>Collectively we are residents and tenants of Primezone Mews. Some of us have already objected but we have amended objections in response to the documents added more recently online.</p> <p>Following the planning submission for the above site, we are writing to ask you to refuse planning permission for the proposed amendments to the scheme for the following reasons:</p> <ol style="list-style-type: none"> 1. Inadequate and incorrect information; Contradictions of Haringey's own strategy recommendations <ol style="list-style-type: none"> a) Proximity to existing dwellings b) Daylight report c) Inaccuracy of views supplied by the architects d) Privacy issues e) Night light pollution issues 2. Height in relation to the neighbourhood; 3. Density 4. Transport, Parking and Pollution <p>Development in Haringey is currently guided by planning policies including those set out in:</p> <ul style="list-style-type: none"> ▪ The National Planning Policy Framework (NPPF) (2012) ▪ The London Plan ▪ Haringey's Strategic Policies Local Plan 2013 (amended with alterations 2017) ▪ Site Allocations DPD (July 2017) ▪ Development Management DPD (July 2017). <p>We will be referring to some of documents throughout, as they are policies set out the long-term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's strategy for achieving that vision.</p> <ol style="list-style-type: none"> 1. Inadequate and incorrect information; Contravention of Haringey Council Planning Policies <ol style="list-style-type: none"> a) Distances between dwellings; extreme nearness of building to current boundaries <p>Residents are entitled to enjoy a reasonable degree of space, privacy and daylight in and</p>
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around their homes.

We believe that the residents of existing properties will be unduly affected by this development.

- From the current architectural diagrams supplied, there are no boundary distances quoted between houses, and in particular, between windows looking in on habitable rooms:
- You have acknowledged in your privacy documents that they are close, and state there is 9m between Primezone buildings and the development. However the distances around the entire development have not been made clear in the plan of the areas. They look intrusively close. They are 7.5 m to the boundary wall. This is shy of 1.5m distances for a Party Wall Agreement. However...
- Because of lack of proximity distances in the plan, we feel there is potential risk to our properties: what protection is there in case of collapse of building; fire safety; subsidence? There are trees only 4m away from the Primezone boundary wall. Roots run deep and excavation could severely damage our foundations.
- You will be excavating under this building for a car park. Excavations could very well run into the 6m boundary limit and we'd like to see the car park excavation plan.

• Furthermore, we believe that Haringey Council is contravening policy in considering this application because it is not compatible with the environment or conditions.

Please refer to the quote from the council below which notes "Buildings should therefore be compatible with their local environment and conditions.

Reference Quote Comment Development Management
DPD, July 2017- page 11, Design and Character p2.9

The Council recognises that amenity can be compromised in a number of ways through development such as detrimental loss of daylight and sunlight to existing and adjacent occupiers; loss of privacy and outlook due to the proximity and design of developments; etc.

Buildings should therefore be compatible with their local environment and conditions.

We believe that Haringey Council is CONTRAVENING POLICY in considering this application because it is not compatible with environment or conditions

Summary:

INADEQUATE AND INACCURATE INFORMATION on BOUNDARY DISTANCE AND RISK TO PROPERTY

- In order to make an informed objection we would like to see correct architectural plans outlining the exact distances between all the properties in the area.

- We would like to see documents showing there is NO RISK from excavation for the underground car park
- Tree excavation plans
- Car park depth and excavation plans (including distance from the Primezone boundary wall
- How the surrounding area will be underpinned to ensure no subsidence to nearby properties or to the boundary wall?

b) The Revised Daylight report

This report is very dense and technical; it has not been made easy for people without technical knowledge to understand it.

It states that the effect of the construction of the Proposed Development upon the daylight amenity to the majority of the surrounding residential rooms is considered to be negligible and the occupants of these rooms are unlikely to notice any alteration to their levels of daylight amenity.

i. The current Revised Daylight report says readings are based on APPROVED agreements from the planning application HGY/2010/0500.

Historic planning consent was only given subject to approval; from meeting minutes, July 12th 2010, PC44: approval will only be given subject to a re-examination of the daylight assessment. This was a BRE recommendation. It was in spite of the comment from David Williamson, Project Officer, who said the daylight report had been validated and that they were confident it was accurate.

The latest Daylight report for the proposed development says it is 'in keeping with the conditions for the previous approved development'. So in keeping with the recommendations, we assume there was a re-examination of the daylight. We would like to see this PREREQUISITE report.

ii. Assumption of light levels in current and previous report: INACCURATE and MISLEADING Page 14, p 8.10 states the daylight results demonstrate that the majority of windows and rooms are fully BRE compliant by virtue of the fact that they would experience no change in their day lighting condition or less than a 20% reduction.

8.10 states the proximity of the garden wall has a limiting effect on the amount of direct sky visibility to the ground floor windows. This makes the bedrooms dependent on diffuse light as opposed to direct skylight.

Firstly, light is based on diffusing it via the wall, to a point. It's the BRIGHTNESS of the light in relation to how much sun is shining, and not the actual square of sky that sends light into the property. Light from the sun shines directly into this area throughout the afternoon and comes through the trees. You can see from the images supplied, this area gets sunlight. In the summer from 1 – 7 pm and winter this is the same until about 4pm.

However with the 70 feet concrete block towering above, only 7m from this wall, the sun will not shine through it. The BRIGHTNESS and quality of the light will be severely diminished.

The reports says that some rooms will have up to 30% less light (so contradicts paragraph 8.10), so how can this be deemed negligible?

‘There are 3 bedrooms located on first floor that experience a 30% reduction in VSC and ADF when compared to consented levels. It can be noted that the reduction equates to circa 5 absolute VSC points in reality, which is unlikely to be noticeable to occupants in daylighting terms. Overall, the daylight effect to these windows is considered to be minor.’

This report has used diagrams from the property website Rightmove to make assumptions about the light in Primezone properties. There have been no actual readings from the properties, or understanding of light reflections around the rooms. There is a great deal of assumption over reality, and at this point it's INACCURATE and MISLEADING.

The report also says the properties are lit by light from the front, reflected from other buildings, so a loss of light at the back would not matter. This is true for front rooms, but not the back rooms. They are not lit from the front.

The bright sunlight that you mention will disappear when it's blocked behind 7-storey tower (particularly in winter). See image below; this is mid summer, the sun tracks at around the height of this proposed building. It spring/autumn/winter the sun is significantly lower in the sky. The brightness will be severely reduced and have a major impact on light to Primezone Mews for all 28 properties. Because the developer has not provided image views of Block A from Primezone Mews, or shadow modelling, Haringey Council have insufficient evidence to make a valid assessment on whether this will or will not have a significant effect on the light to this area.

London
Plan 7.6, B

Buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings. We believe this build is in breach of the London Plan

7.6B

Summary:

From what we do comprehend from your complex document, the information provided has been misleading, inaccurate and

inadequate so far, and on the basis of this information alone, we feel that the application must be rejected.

- We would like to see the prerequisite report, on the re-examination of the light issue, as asked for by the BRE in 2010.

- Diagrams taken from a property website are not accurate enough for a robust daylight assessment. There have been no readings from the properties most affected.

It's all completely assumed, and at this point, it's INACCURATE and MISLEADING. We request Haringey Council to carry out an INDEPENDENT light assessment from the BRE (who have offered their services to do this) and demonstrate the accuracy of the report.

- We would like to see the architect's shadow modelling at summer and winter so see the true impact that a 7 storey building would have on our light
- We would like to see the developer's images of Block A from the angle of Primezone Mews as demonstrated above.

c) Inaccuracy of views supplied by the architects. Current views supplied: Two months ago, Katherine Smith of Flat 23, requested 3D models supplied by the architect and has not received these so far. The current images are wholly unacceptable and INACCURATE.

Architects have a wealth of technology available to demonstrate the size and scale of a development. Why have we, in the digital age of 2017, been presented with the images below?

We have previously asked for additional images from the view of Primezone Mews, to be supplied, and they were not forthcoming.

Haringey admit in their Core Strategy (Issue 7.1, 1.18), that they adhere to CABE's design objectives: "These form the basis of the concept of Design Issues that inform Haringey policies to support this"

By Design – Urban Design in the Planning System: Towards Better Practice" (ODPM, CABE 2000) sets out the following seven design objectives:

It is important that members of the planning committee can see proper and full evidence of the design quality of proposals, which they are being recommended to approve. Architectural models and reliable and accurate perspective drawings are invaluable.

(With advances in information technology it can be expected that in the future committees will be able to see computerised simulations of journeys around and through proposed buildings. They will be able to select viewpoints for computer generated three-dimensional images of buildings.)

NB: This was written in 2000 – 17 years later those advancements are in place and it's expected that committees use 3D technology for images of buildings. We believe you have not followed guidance in your Core Strategy where you state to adhere to CABE's design principals. 17 years on since this was written, we believe 3D modelling should be the norm. We have requested, and yet not seen them.

A local architect, Stephen Richter, has supplied such images using Google Earth. They are representative of what this could look like and we ask again, that the developer provide modern, digital, accurate 3D images to help the community see what this will look like.

Aerial views – requested from, but not supplied by the architects

Supplied views 3D modelling – a more realistic view

View from Weston Park

View from Library; missing the view of Block B

View from Ally Pally

Primezone views, requested and not supplied by the architect

Summary: INADEQUATE AND INACCURATE INFORMATION, MISLEADING INFORMATION provided by the developers.

- We would like to see accurate 3D images from the Developer's architect. We have asked and yet they have not supplied them.

d) Privacy report

- The 70 feet high building will tower above the Primezone Mews block, particularly the top floor flats.
- Bottom floor flats will not be face-to-face with Block A because of a 10 ft. wall, however the 9m proximity of the high building means the higher Block A flats will be able to view people in the ground floor flats bedrooms.
- The diagrams supplied in the Privacy Report are not accurate. They imply that there are trees blocking the view between Block A and Primezone top floor flats. (Image 1).

However in image 2, you can clearly see the trees are at the SIDE of Primezone and not along that border. So the views will be directly into each other's properties.

INACCURATE IMAGES

The developers are proposing some measures to ease this privacy issue but they do not state what they are in the privacy document. INACCURATE INFORMATION

- They are also proposing to replace the existing trees with a vertical orchard of trained fruit trees on a trellis (an espalier). These could be on the existing boundary wall owned by Primezone freeholders. Please can we see evidence to the contrary if they have received permission to build a trellis on a wall that is at risk of subsidence?

- Fruit trees on a trellis will not grow 10 feet into the air beyond a 10ft wall, unless the developer is proposing a 20ft high trellis so how does this contribute to the privacy between the properties?

- A trellis higher than the Primezone boundary wall, presents a risk of blocking even more light from the properties. There is no mention of the trellis in the daylight report.

- Trellis, as mentioned on the Crime Prevention website is one key factor in burglaries. N8 has higher than local average burglary levels and a metal trellis is as good as a ladder up a wall.

- The Local Plan (please see below) refers to the design of new developments incorporating solutions to reduce crime. The current proposal does not reduce crime but will increase the fear of crime.

Reference Quote Comment Local Plan Page 112; 6.1 SP11

Design section new developments will incorporate solutions to reduce crime and the fear of crime. This does NOT reduce fear of crime, only increases it.

London Plan 7.6, B

Buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings

Summary:

INADEQUATE INFORMATION regarding how the top floor flats at Primezone will have their privacy considered. It also puts property at risk of burglary.

e) Light Pollution Reference Quote Comment Haringey's SPD 2013, S 7.3 page 35

Light pollution is caused by obtrusive light penetrating into facing rooms or impeding the views of the night sky, causing glare or light spillage. Light pollution is a material planning consideration and a light assessment will be needed where lighting is proposed. As a general guide, applicants are encouraged to submit details of lighting schemes, including light scatter diagrams, as part of the planning application to demonstrate that the proposed scheme is appropriate for its purpose in its particular setting. The assessment should demonstrate that the potential for light pollution from glare and spillage to neighbouring properties, roads and countryside has been minimised.

Although there is no lighting that we can see, at the back of Block A, there is light spill from the rooms. We would like to see a light assessment of the whole development (assuming there will be lighting throughout)

Summary:

INADEQUATE INFORMATION

- We would like to see the light effect from 70 bedroom lights shining down on Primezone Mews
- There is no light assessment report. We assume that such a large development would have lighting and not be in darkness. This light could have an impact on the residents of the area, and on the wildlife.

2. Height in relation to the neighbourhood and context within the area.

- The proposed new blocks A and B is a development that consists of a series of square blocks, standing up to seven storeys (70 feet high) that will be built up against the boundary limits of the site. They dominate the skyline and are overbearing
- The design is unsympathetic and does not conform to the Victorian neighbourhood, which constitutes mainly 2 – 3 storey buildings as per the Urban Characterisation Document
- It is up to 40 feet higher than surrounding buildings
- There are some four-storey buildings in Haringey Park but they blend in with the area and do not dominate.
- They diminish the standing of the Grade II listed Town Hall and Grade II listed library
- They are not in line with Haringey's Local Plan Policy document, which states only two areas (Haringey Heartlands/Wood Green and Tottenham Hale), have sites that may be suitable for some tall or large buildings (see below for reference).

In keeping with the character of the neighbourhood: Reference Quote Comment Local Plan Page 112: 6.1 SP11 Design section.

Haringey has many special and unique places with historic and modern buildings of the highest quality. As well as preserving our rich heritage, the Council will also be contributing to it by making sure that it only permits new buildings of high quality that will be appreciated by future generations.

Can Haringey council demonstrate that this build will be something that people will come to appreciate for future generations?

London Plan 7.6 7.22

A building should enhance the amenity and vitality of the surrounding streets. It should make a positive contribution to the landscape and relate well to the form, proportion, scale and character of streets

Similar developments have been restricted or rejected:

- From your Site Allocations DPD; Referring to SA49: 72-96 Park Rd & Lynton Road, 72-96 Park Rd & Lynton Road; the development Guidelines state heights should be restricted to protect the amenity of properties.... And should respond to the Park Road frontage and the established rhythm.

- From HGY/2013/1282; this was REJECTED on the basis that an extra storey would detract from the nature of the conservation area and views of Crouch End

- Quote: The application shown above has been refused for the following reasons:

The proposed roof extension, by reason of its size, scale and prominent location, would be out of keeping with the design and character of the existing building, and would have adverse effect on the appearance of the property and the visual amenity of the conservation area as a whole, contrary to the National Planning Policy Framework, March 2012 and to Policies 7.4, 7.6 and 7.8 of the London Plan 2011, Policies SP11 and SP12 of the Haringey Local Plan 2013, Saved Policies UD3 and CSV5 of the Haringey Unitary Development Plan 2006 and inconsistent with the Council's Supplementary Planning Guidance SPG1a 'Design guidance' and SPG2 'Conservation and archaeology'.

In keeping with Haringey's definition of tall buildings. These new buildings dominate the skyline and tower above all other properties in the area.

Reference Quote Comment 2017 Local Plan Page 114, SP11 p6.1.18

Currently only two areas, Haringey Heartlands/Wood Green and Tottenham Hale, have sites that may be suitable for some tall or large buildings. This is because they are close to major transport interchanges, have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/ Wood Green) and have existing adopted masterplan Frameworks.

Elsewhere, tall buildings are considered inappropriate to Haringey's predominantly 2-3 storey residential suburban character until shown otherwise, for example, in AAPs and UCSs.

Why are Haringey now considering this 7 storey build in an area with no direct access to major transport interchanges.

In line with your policy documents this build is considered inappropriate.

This area has not been considered as a place for high buildings in the London

Plan Urban Characterisation Document regarding Crouch End it states: The area has a very consistent and coherent building height character, which needs to be respected.

- Retain the mid rise character of the area. New developments should fit into this townscape with general building heights of between 3-5 storeys.
- Along the main streets heights could rise to 4-6 storeys
- The area is not suitable for high-rise buildings given its low to mid level PTALs, consistent mid-rise

This build in the heart of Crouch End does not respect the nature of the area, or is it keeping with 3- 5 storeys. And there are no other high rise blocks in this area.

character and conservation area sensitivities.

- Mid to high-rise buildings may be suitable in those blocks to the west where they currently exist. There must be consideration to the street scene, plot relationship and quality of landscape.

You have acknowledged the low PTAL rating.

Haringey Tall Building definition (page 114 Local Plan, SP11 p 6.1.15/16)

Haringey is characterised by predominantly low-rise (2- 3 storey) residential suburban development across the borough and 3-4 storey developments in its town centres. The exception is Wood Green town centre, where buildings within its core area range between 4-9 storeys

The Council has adopted the definition of Tall and Large Buildings which are substantially taller than their neighbours, have a significant impact on the skyline, OR are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the London Plan.

According to the Haringey Council Policy, these are TALL buildings and tall buildings are not suitable for this area. The 5, 6 and 7 storey blocks are out of keeping with the local context and character.

It also states: SP11 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

In accordance with Haringey Policy, and in line with your definition of tall buildings, applications for tall buildings will be assessed against the following criteria:

- An adopted Area Action Plan or existing adopted master plan framework for the site and surrounding area;
- Compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design

In summary:

INADEQUATE INFORMATION and CONTRAVENTION OF HARINGEY POLICY

This proposal does not enhance the setting of the Town Hall; it is built on an existing conservation area, and does not contribute to the creation and enhancement of Haringey's sense of place and identity. The development completely contravenes items in the Haringey's Local Plan Strategic Policies 2013 – 2026.

- Where can we see the Area Action Plan, Authority Monitoring Report and Urban Characterisation Study that shows that this Crouch End Town Hall development site supersedes current policy recommendations? These documents have not been submitted as supplementary documents on the planning site.
- Crouch End has not been listed in the London Plan as an area for intensification so this high, dense development must have a new Masterplan Framework, as per Haringey Heartlands/ Wood Green. Where can we see this document?

3. Density report Reference Quote Comment The London Plan Policy

3.4

The density of an urban area with a PTAL rating of 2-3 should be no higher than 170 units/h and “Development proposals which compromise this policy should be resisted.

The density quoted by the developer is 162 units /ha. This has used the entire area for the calculation. The Town Hall and the green should be removed from the calculation. Taking into account the actual area of the build, the correct calculation is 187units/ha, in excess of the London Plan recommendations.

Summary

INCORRECT and MISLEADING information from the developer. The calculation is not correct.

4. Transport, Parking, Pollution

• Cars/ Parking

There will be 48 spaces for 146 units as well as traffic from the visitors to the 67 hotel rooms.

Haringey Park and Weston Park are already oversubscribed in terms of permits/spaces available.

Where will the extra cars, not allocated bespoke spaces, park?

How will Haringey pay for the cost of the road maintenance from the extra traffic? Can the roads cope?

• Buses

The traffic survey and traffic plan fails to take into account that travel to or from Crouch End usually is via bus. TFL have asked for £450k over five years, acknowledging that the W7 is at capacity.

More buses will be required for all of the extra people.

There is no viable travel plan to cope with the 500+ extra people, and the hotel residents in an area with a PTAL rating of 2-3.

• Pollution

Pollution will not only come from the extra cars in the area, but from extra buses that TFL have stated will be needed to cope, and the proposed shuttle bus.

More buses on the road will slow down traffic. Increased and slower moving traffic will concentrate pollution, which is a risk on people's health.

Reference Quote Pollution report Section 4, page 14 of the Air Quality document:

It is disappointing to note that the development is not a car-free development, a total of 48 parking spaces and gas CHP is advised; a condition with respect to emissions from CHP is therefore required.”

Haringey requires major developments to implement travel plans and local improvements to reduce traffic.

• Haringey requires all medium and major developments to have a Construction Management Plan submitted at the

	<p>application stage</p> <p>Section 4, page 14 of the Air Quality document states</p> <p>In line with the measures regarding the air quality assessment and following consultation with the EHO at Haringey Borough Council, it was confirmed that an assessment of impact upon both NO2 and PM10 concentrations would need to be undertaken.</p> <p>Haringey requires new developments to reduce transport emissions through the use of car-clubs, be car-free developments, an active travel plan or provision of sustainable forms of transport.</p> <p>Summary</p> <p>Not enough consideration has been taken into account regarding the pollution of the area, or the significant increase of traffic. Additionally the documents are also too dense and technical for non-experts to understand and Haringey are making it exceptionally difficult for people to get the information they need.</p> <p>We would like to ask you to consider the following:</p> <ul style="list-style-type: none"> • Where can we see the Construction Management Plan? It is not on the list of Application documents? • How can increased TFL buses, shuttle buses, service vehicles and more cars be in line with Haringey policy of reducing traffic? • The Air Quality report states that the difference will be negligible extra cars, extra buses, slower moving traffic, extra delivery and maintenance traffic not make an impact <p>In conclusion, this new proposal does not conform to aspects of 7.4 A and B, 7.6 and 7.8 of the London Plan 2011, Policies SP11 and SP12 of the Haringey Local Plan 2013 (revised 2017), amongst many others. Haringey council have an obligation to consider previous applications that were rejected for these same reasons. They also must consider the BRE recommendation regarding light reports that were required for the previous approved build- but there is no evidence they were completed.</p> <p>The developers have not provided adequate or accurate information around the build in terms of truthful images, boundary distances, privacy and light to surrounding properties. We are very concerned about the proximity and height and impact on our light and foundations of the boundary wall. We feel this is very much compromising our safety and our standard of living. The developers have supplied immensely technical documents on pollution and daylight, which are not coherent for a layperson. We feel that they have deliberately made it impossible for members of the public to fully understand the realities of</p>
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	<p>how this new development will negatively impact the area. We request you refuse permission for the proposed scheme.</p> <p>Bilal Sukkar 1 Primezone Mews Marcos A Dos Santos 2 Primezone Mews Esther Arkin 3 Primezone Mews Ulla Korterman 4 Primezone Mews Veronica Fox 5 Primezone Mews Georgina Norton 6 Primezone Mews Rheea Aranha(owner), Victoria Roberts 7 Primezone Mews</p> <p>John Hill 9 Primezone Mews Adam Ayre 10 Primezone Mews Stephanie Sarno (owner), Natelie Cannon and Andrew Hill 11 Primezone Mews Tom Hughes 12 Primezone Mews Faghma Coetzee 13 Primezone Mews Kim Robinson 14 Primezone Mews Archie Gormley and Sarah Balmond 15 Primezone Mews</p> <p>Aoife O'Conner and Ben Collister 17 Primezone Mews Steve Crowley and Caroline McGraw 18 Primezone Mews Silvia and Oscar Molina 19 Primezone Mews Melissa Kopff 20 Primezone Mews Alistair and Alexis Hogg 21 Primezone Mews Matthew Fielden 22 Primezone Mews Katherine Smith 23 Primezone Mews Jason Geller 24 Primezone Mews Sue Walker 25 Primezone Mews Giulia Sarno (owner), Aidan Parkinson and Isabel Silva 26 Primezone Mews Eli Lew and Sammy Ross 27 Primezone Mews Anthony Sarno (owner), Caroline and Chris Wiseman 28 Primezone Mews</p>
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	Councillor	Comments
1	<p>Councillor Clive Carter, 190c Stapleton Hall Road Stroud Green London N4 4QL</p> <p>Objection to the proposal</p>	<p>I wish to object to this Planning Application and I support those who have already lodged objections.</p> <p>The object of the disposal of our magnificent art deco town hall was largely to restore the Grade II listed building. However, details of this aspect seem sketchy and it is not clear that enough money has been allowed for this. Restorations of this type can go over-budget as we have seen in a nearby example of the east wing of Alexandra Palace.</p> <p>I note that restoration would be an obligation on the developer, rather than their prime goal, the flats.</p> <p>It seems to me there is a tension between providing enough money for a proper restoration and providing (any) affordable housing. The disposal was misconceived.</p> <p>I agree with others who have pointed out that the block of flats proposed in the current car park is too high and too bulky. It is also too close to neighbours, over whom it would loom and who would suffer from reduced light and over-looking.</p> <p>In respect of the flats, the Application represents such degree of massing and over-development, that it barely seems serious.</p>
2	<p>Councillor Gail Engent, River Park House 225 High Road Wood Green London N22 8HQ</p>	<p>I am writing to object to the planning application which has been submitted for the Hornsey Town Hall site (HGY/2017/2220).</p> <p>Having read the plans, I am very concerned that no affordable or social rented homes have been included in the application. This falls far below the London Mayor's target of 50% genuinely affordable homes and far below the council's own affordable homes target too.</p> <p>Under the original planning application there had been due to be at least four affordable homes at the site. I am very concerned that if permission is granted for this new application,</p>

	Objection to the proposal	<p>with no affordable homes on the Hornsey Town Hall site, a precedent will be set and that other developers are likely to submit applications with no affordable homes too.</p> <p>We have a desperate need for more affordable homes in this borough and I am very concerned indeed that no affordable homes are proposed to help tackle this issue. I also share residents' concerns over the height of Block A, which at seven storeys will impact light and views for surrounding residents. I believe that the height and scale of such a structure is not in keeping with the Crouch End conservation area and is generally out of keeping with the low rise buildings in this area.</p> <p>I am also concerned that the design of the new buildings are not in keeping with the conservation area. I am further concerned that the community access to the Hall building and the Green remains vague, when there should be a clear and unequivocal commitment to public access. The Green space at the front of the Hall should be retained along with the trees. The public should enjoy access to the Green and Square all year round and regular access to the Hall.</p> <p>I believe that the increase in residents, and visitors staying at the apartment-hotel, will significantly increase parking issues and traffic on surrounding roads. I also believe that local public transport, particularly the buses which stop at the Town Hall, which are already overstretched, will struggle to cope with the additional passengers without a significant increase in capacity.</p> <p>I also believe that a full assessment and plan for local infrastructure such as schools, GP surgeries, and public transport is needed given the increase in the number of residents this application proposes.</p>
	Councillor Gail Engent	<p>I am writing to object to the revised planning application for Hornsey Town Hall (HGY/2017/2220).</p> <p>Further to my previous objection (copied below), I object to the revised application on the following grounds:</p>

	Objection to the proposal	<ul style="list-style-type: none"> • The residential blocks are still too high at 6 storeys (excluding the basement) • There will only be 11 one-bed affordable homes, not the 59 there should be under the Labour-run council's target of 40% affordable homes • The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site • More public transport needs to be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel • The design is out of keeping with a conservation area • Homes backing on to the site will be overlooked and lose light • The commitment to public access to the Hall and Green is not strong enough
3	<p>Councillor Pippa Connor 75 Fortis Green Avenue, N2 9LY</p> <p>Objection to the proposal</p>	<p>I have objected to the previous planning application and I am now objecting to the revised planning application on the following grounds:</p> <ul style="list-style-type: none"> • The residential blocks are still too high at 6 storeys (excluding the basement) • There will only be 11 affordable homes, not the 59 there should be under the Labour-run council's target of 40% affordable homes • The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site. Instead the developer should be providing at a minimum affordable housing, ideally social housing, on this site. • More public transport needs to be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel • The design is out of keeping with a conservation area • Homes backing on to the site will be overlooked and lose light as parts of the new development are too high and also too close to local resident's properties. • The commitment to public access to the Hall and Green is not strong enough. <p>As this is clearly a matter of great concern for local residents I would hope that the Planning Department</p>

		would request that the Developer come back with improved proposals that would be in keeping with a conservation area and provide genuine affordable homes.
	Councillor Pippa Connor	<p>I am writing to object to the proposed Hornsey Town Hall planning application. This is a conservation area with mainly Victorian and Edwardian homes, the proposed huge block development, at one point 7 storeys high, is completely out of keeping with this local area. It is overbearing in design and would be built too close to the boundaries of local properties resulting in loss of privacy.</p> <p>This large-scale development will block sunlight from surrounding homes, and within the development itself, which will have a negative impact on residents as their homes and outdoor spaces are overshadowed.</p> <p>Within a development of this size it is incredible that there is zero affordable housing provision. On a development such as this the expectation would be for genuinely affordable housing provision, if not social housing, to be part of the development to help local people to remain in their communities.</p> <p>The loss of micro businesses and the people who work currently within these will be a huge loss to the local economy. The impact on local services have not yet been adequately addressed particularly in relation to the obvious need for an increase in school places, health care provision expansion and pressure on existing parking.</p> <p>Questions around the current public green space outside the Town Hall have not been fully addressed regarding long term public usage.</p> <p>I hope all the concerns that have been raised as part of this planning application process will be fully answered and that if critical key areas such as lack of affordable housing, overbearing development out of keeping within a conservation area and loss of privacy and light are not addressed then this</p>

		application will not go ahead.
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Hornsey Town Hall, The Broadway, Crouch End, London N8 9JJ: Review of 'Economic Viability Appraisal Report'



Prepared for
London Borough of Haringey

November 2017

Contents

1	Introduction	3
2	Description of the Development	5
3	Methodology	9
4	Review of assumptions	10
5	Analysis	15
6	Conclusions	19

Appendices

Appendix 1 - Floor areas	20
Appendix 2 - BNPPRE appraisals with amended inputs	22

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1 Introduction

The London Borough of Haringey has commissioned BNP Paribas Real Estate to review an 'Economic Viability Appraisal Report' dated July 2017 prepared by ULL Property ('ULL') on behalf of Crouch End (FEC) Limited (the 'Applicant') in relation to its proposed development ('the Development') at Hornsey Town Hall, The Broadway, Crouch End, London N8 9JJ ('the Site').

The Site has the benefit of planning permission ('the Extant Scheme') comprising 123 residential units; 46,148 square feet of D1/D2/Theatre and performance floorspace; 2,670 square feet of B1 office floorspace; and 64 car parking spaces.

The Development comprises 146 residential units, 34,036 square feet of Community floorspace; 4,769 square feet of co-working office space; a 67 bed hotel; 7,557 square feet of food and beverage floorspace; and 40 car parking spaces.

This report provides an independent assessment of ULL's viability assessment in order to inform the Council's negotiations with the Applicant.

ULL's first report indicated that the Development could not viably provide any affordable housing. Their report suggested that the residual land value generated by the proposed Development was only marginally higher than the residual generated by the Extant Scheme. Following the issue of our draft report and subsequent discussions between the parties, it is agreed that the Development can viably provide 11 affordable housing units (London Affordable Rent) without recourse to grant funding and no subsidy from the Council (through recycling of the land receipt).

1.1 BNP Paribas Real Estate

BNP Paribas Real Estate is a leading firm of chartered surveyors, town planning and international property consultants. The practice offers an integrated service from nine offices in eight cities within the United Kingdom and 150 offices, across 30 countries in Europe, Middle East, India and the US, including 15 wholly owned and 15 alliances.

BNP Paribas Real Estate has a wide ranging client base, acting for international companies and individuals, banks and financial institutions, private companies, public sector corporations, government departments, local authorities and registered providers ('RPs').

The full range of property services includes:

- Planning and development consultancy;
- Affordable housing consultancy;
- Valuation and real estate appraisal;
- Property investment;
- Agency and Brokerage;
- Property management;
- Building and project consultancy; and
- Corporate real estate consultancy.

This report has been prepared by Anthony Lee MRICS MRTPI, RICS Registered Valuer.

The Affordable Housing and Development Viability Consultancy of BNP Paribas Real Estate advises landowners, developers, local authorities and RPs on the provision of affordable housing.

In 2007 we were appointed by the GLA to review its Development Control Toolkit Model (commonly referred to as the 'Three Dragons' model). This review included testing the validity of the Three Dragons' approach to appraising the value of residential and mixed use developments; reviewing the variables used in the model; and advising on areas that required amendment in the re-worked toolkit. We were appointed again in 2012 by the GLA to review the Three Dragons model and our recommendations were carried forward to the 2014 version of the Toolkit.

Anthony Lee was a member of the working group which drafted guidance for planning authorities on viability, which was published by the Local Housing Delivery Group in June 2012 as 'Viability Testing Local Plans: Advice to Planning Practitioners'.

In addition, we were retained by the Homes and Communities Agency ('HCA') to advise on better management of procurement of affordable housing through planning obligations.

The firm has extensive experience of advising landowners, developers, local authorities and RPs on the value of affordable housing and economically and socially sustainable residential developments.

1.2 Report structure

This report is structured as follows:

- Section two provides a brief description of the Development;
- Section three describes the methodology that has been adopted;
- Section four reviews the assumptions adopted by the Applicant, and where necessary, explains why alternative assumptions have been adopted in our appraisals;
- Section five sets out the results of the appraisals;
- Finally, in Section six, we draw conclusions from the analysis.

1.3 Disclaimer

In accordance with PS 1.6 of the RICS Valuation – Professional Standards (January 2014 Edition) (the 'Red Book'), the provision of VPS1 to VPS4 are not of mandatory application and accordingly this report should not be relied upon as a Red Book valuation.

1.4 Confidentiality

The Applicant has provided information to us on a confidential basis. This information is referred to both directly and indirectly in this report and we therefore request that the Council treat this report as confidential and commercially sensitive.

2 Description of the Development

2.1 Site Description

The 1.44 hectare site is located in the Crouch End area of the London Borough of Haringey. The Site accommodates Hornsey Town Hall and ancillary buildings, including Broadway Annexe, Weston Park Annexe and Mews Studio.

Crouch Hill Station is located 0.7 miles from the Site, providing access to London Overground services and Hornsey Station is located 0.8 miles to the north east, providing access to National Rail services to Moorgate Station (typical journey time of 19 minutes). In addition, the site is served by numerous bus routes providing access to various locations.

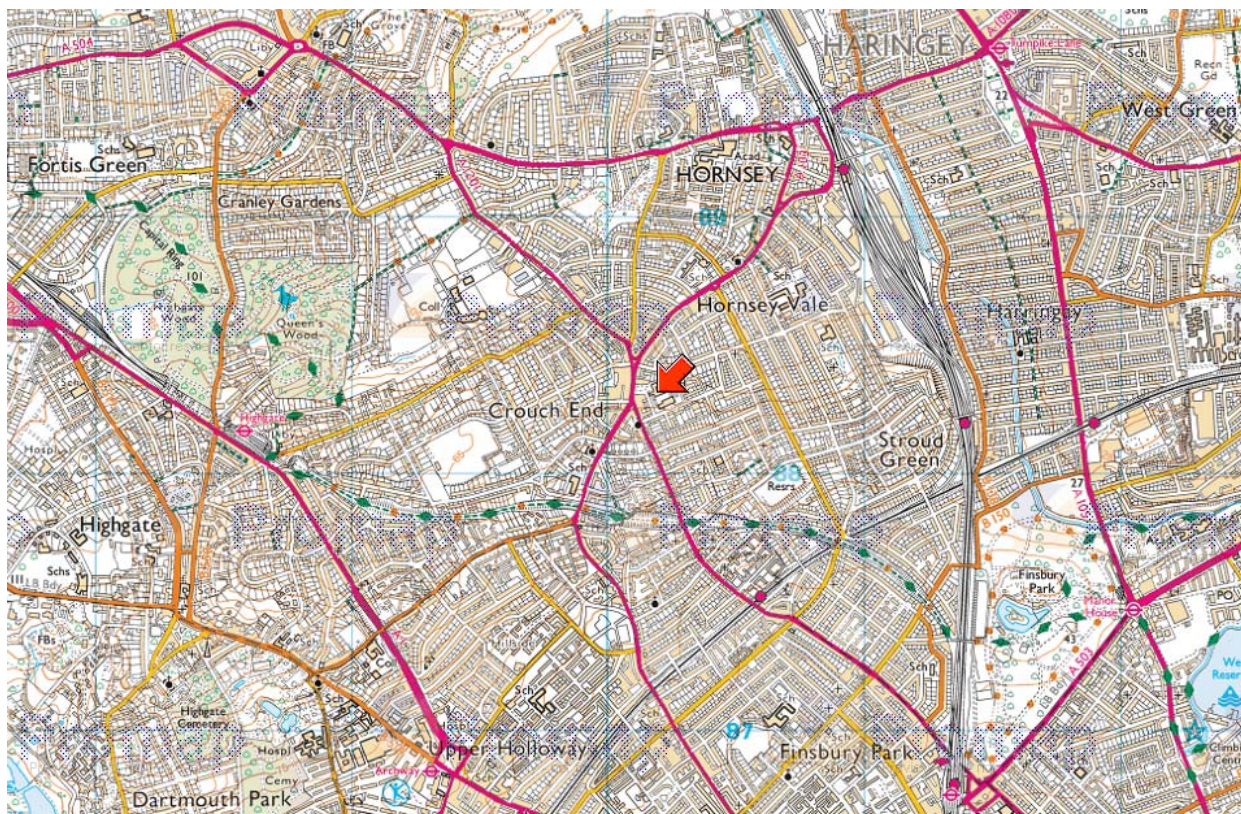
The Site benefits from a range of leisure and retail facilities on Broadway Parade and The Broadway.

The Site accommodates the Grade II* listed Hornsey Town Hall which was constructed in 1935 for Hornsey Borough Council. When the London Borough of Haringey was formed in 1966, the building ceased to function as a town hall but was used by the Council as offices as well as events and performance space. The Town Hall was to be refurbished for use as a performance venue in 2012, but the primary occupier (Mountview Academy of Theatre Arts) withdrew from the project.

Figure 2.1.1: Site plan



Source: Promap

Figure 2.1.2: Location plan

Source: Promap

2.2 Planning

We have reviewed the Council's planning applications database and highlight the relevant and most recent planning permission on the Site below.

Table 2.2.1: Recent extant planning permissions

Reference	Building(s)	Details
HGY/2013/1384	Hornsey Town Hall	Conservation Area Consent for the demolition of existing buildings, including Courtyard infill building, Library garage, Mews studio, public WCs, and removal of prefabricated unit to rear of the Town Hall. Demolition of walls, fences and removal of trees
HGY/2013/1383	Hornsey Town Hall	Listed Building Consent for refurbishment and conversion of the Town hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-Residential Institutions), A3 & A4 uses (Restaurants, Cafes and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use. Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 dwellinghouses. Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 office (West part to be C3 residential). New residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews to be demolished. Erection of sub-stations. Alterations and landscape improvements including to the Town Hall Square, and use of the square for both public events and markets / small festival uses.

2.3 Scheme proposals

The Applicant is seeking planning permission for the following:

Table 2.3.1: Current planning applications

Reference	Details
HGY/2017/2223	Listed Building Consent for internal and external alterations to the Broadway House (Listed as 'Electricity Board Office and Showroom' - Grade II. HE Listing Ref: 1358881) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery and windows. Various removals and insertion of internal partitions, including insertion of French doors to the Town Hall square, fire escape replacement and facilitating works to allow insertion of extension.
HGY/2017/2222	Listed Building Consent for internal and external alterations to the Hornsey Town Hall (Grade II* - HE Listing Ref: 1263688) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery, etched glazing and windows. Various removals and insertion of internal partitions, doors, partial excavation of basement, lift insertions, ramp and access insertions and relocations, fire escape replacement, removal of stage hoist, balcony seating and 1972 roof addition. Repair of historic finishes, furnishings, commemorative plaques and war memorial. Curtilage demolition of the Weston Clinic Building and courtyard infill extension.
HGY/2017/2220	Refurbishment and change of use of the Hornsey Town Hall from B1 Use and Sui-Generis Use to a mixed use scheme comprising a hotel (Use Class C1), food and beverage uses (Use Classes A3 and A4), community uses (Use Class D1, D2 and Sui-Generis Use) and co-working use (Use Class B1). Use of the Town Hall roof terrace as a bar (Use Class A4). Removal of east wing extension and erection of east wing roof extensions to the Town Hall. Change of use of the ground floor of Broadway Annex Building East to food and beverage use/drinking establishment use (Use Class A3/A4). Provision of 146 residential units comprising: the erection of a 7 storey building; the erection of a part 4, part 5, part 6, part 7 storey building and associated car parking at basement level; change of use of the first and second floors of the Broadway Annexe to residential use and the erection of an extension to the rear of the Broadway Annex; the erection of a residential mews block to the rear of the Broadway Annexe. Alterations and landscaping improvements to the town hall square and open spaces. Provision of cycle parking. Demolition of the Weston Clinic building; courtyard infill extension to the Town Hall; Hornsey Library garage; Library annex and energy centre. Demolition and replacement of metal stairwell to the rear of the Assembly Hall and demolition and replacement of stage hoist structure adjoining the Assembly Hall

The ULL report does not provide any details on the proposed mix of housing in the proposed Development. The Applicant's Planning Statement provides the following mix:

Table 2.3.2: Proposed mix (units)

Unit type	Number of units
1 bed 1 person	11
1 bed 2 person	38
2 bed 3 person	37
2 bed 4 person	42
3 bed 4 person	1
3 bed 5 person	6
3 bed 6 person	9
4 bed 8 person	2
Totals	146

The floor areas of the non-residential proposals are summarised in Table 2.3.3. A schedule of both gross and net internal areas for commercial and residential is attached at Appendix 1.

Table 2.3.3: Non-residential floorspace

Use	Gross internal area (square metres)	Gross internal area (square feet)
Hotel (67 rooms)	2,689	28,944
Food and beverage A4	702	7,556
Community use D1/D2/SG	3,162	34,036
B1 co-working space	443	4,768
Shared 'back of house' space	243	2,616
Total non-residential	7,329	77,920

3 Methodology

The appraisal submitted by ULL has been undertaken using Argus Developer ('Argus'). Argus is a commercially available development appraisal package in widespread use throughout the development industry. It has been accepted by a number of local planning authorities for the purpose of viability assessments and has also been accepted at planning appeals. Banks also consider Argus to be a reliable tool for secured lending valuations. Further details can be accessed at www.argussoftware.com.

Argus is a cashflow backed model which allows the finance charges to be accurately calculated over the development period. The difference between the total development value and total costs equates to either the profit (if the land cost has already been established) or the residual value. The model is normally set up to run over a development period from the date of the commencement of the project and is allowed to run until the project completion, when the development has been constructed and is occupied.

Essentially, such models all work on a similar basis:

- Firstly, the value of the completed development is assessed.
- Secondly, the development costs are calculated, using either the profit margin required or land costs (if, indeed, the land has already been purchased).

The difference between the total development value and total costs equates to either the profit (if the land cost has already been established and inputted as a cost) or the Residual Land Value ('RLV').

The output of the appraisal is a RLV, which is then compared to an appropriate benchmark, often considered to be the Current Use Value ('CUV') of the site plus, where appropriate, a landowner's premium.

Development convention and GLA guidance suggests that where a development proposal generates a RLV that is higher than the benchmark, it can be assessed as financially viable and likely to proceed. If the RLV generated by a development is lower than the benchmark, clearly a landowner would sell the site for existing or alternative use or might delay development until the RLV improves.

In this particular case, the Site benefits from an extant planning permission which ULL have appraised through a residual valuation. The residual valuation of the extant scheme forms the basis of the Site's benchmark land value, which is a reasonable approach to adopt. We understand that the extant scheme has been implemented and the landowner clearly has the option to build out that scheme in place of the application scheme (should planning permission not be granted).

Using the residual valuation of the Extant Scheme simplifies the viability assessment to a degree, as many of the inputs to the appraisal of the Application Scheme will be identical to those used for the Extant Scheme.

4 Review of assumptions

In this section, we review the assumptions adopted by ULL in their assessment of the proposed development.

4.1 Private residential values

ULL's report cites Land Registry data for the Borough as a whole indicating a fall in values between February and May 2017. However, more recent data reverses this trend with values in July 2017 exceeding those in February.

ULL's private sales values are based on selected sales from the following developments:

- Smithfield Square (Hornsey Depot);
- 77 Muswell Hill;
- Campsbourne Road apartments;
- Pinnacle, 56 Muswell Hill

On the basis of their interpretation of the comparable evidence, ULL have applied a sales value of £800 per square foot to the proposed Development.

Pinnacle has achieved an average of £879 per square foot across an average unit size of 1,277 square feet. In comparison, the unit sizes in the subject development are significantly smaller.

77 Muswell Hill has achieved average values of £960 per square foot, again based on large unit areas averaging 1,075 square feet.

In addition to the schemes above, the development at Highgate Police Station has achieved average values of £956 per square foot.

We have reflected the averages above by testing the Development at both ULL's £800 per square foot and also increasing the values at the subject development to £925 per square foot. The values clearly apply equally to both the Extant Scheme and the Application Scheme, so the GDV of both schemes will increase if sales values increase. However, we envisage that the Development will be subject to an end of scheme review so that outturn sales values can be established.

4.2 Ground rents

ULL's appraisal incorporates an average ground rent of £400 per unit per annum. ULL have capitalised the rental income at a yield of 5%, resulting in a capital value of £1,168,000. These assumptions do not fall outside normal parameters.

4.3 Affordable Housing

ULL did not include any affordable housing in their initial appraisal of the proposed Development. Their revised appraisal incorporates 11 units to be provided as London Affordable Rent to which ULL ascribe a capital value of £194.53 per square foot.

To value the affordable housing units, we have used a bespoke model specifically created for this purpose. This model takes into account factors such as standard levels for individual RPs management and maintenance costs; finance rates currently obtainable in the sector, and a view on the amount of grant obtainable.

The 'Shared Ownership and Affordable Homes Programme 2016-2021 – Prospectus' document provides a clear indication that Section 106 schemes are unlikely to be allocated Grant funding, except in exceptional circumstances. It is therefore considered imprudent to assume that Grant will be secured. Therefore our assessment relies upon the assumption that none is provided.

For the London Affordable Rent units, we have valued the units on the basis that rents will be capped at Target Rents of £144.26 per week. In the 2015 Budget, the Chancellor announced that the

government will require RPs to reduce their rents by 1% per annum over the next four years. Our model reflects this requirement which results in the reduction in capital value of the affordable rented units. Our modelling indicates that ULL's adopted value is not unreasonable.

4.4 Car parking spaces

ULL's draft report indicates that there will be 40 car parking spaces available for sale, to which they attributed a value of £20,000 per space, which is within the normal range in this area. However, given the low ratio of spaces to flats (0.27 spaces per flat) there will be significant competition for spaces, which is likely to increase pricing. In our draft report, we increased the value to £25,000 per space in our appraisal. ULL have undertaken additional research on car parking values and agree that our £25,000 per space assumption is reasonable.

4.5 Hotel

The Applicant proposes to convert part of the Town Hall building to a hotel. The hotel will extend to 28,944 square feet and accommodate 67 rooms.

ULL have ascribed a value of £225,517 per room with limited evidence provided to support this value (3 sales). We have provided sales data for 17 hotels sold since January 2016. Four star hotels secured an average value of £388,000, which is significantly higher than the £225,000 assumed by ULL. Taking into account the location, we have applied a value of £300,000 per room in our appraisal.

Table 4.5.1: Hotel sales 2016/17

Property Name	Property Postcode	Year Built	Star Rating	Sale Date	Sale Price	No of Rooms	Price Per Room
South Place Hotel	EC2M 2SN	2012	4Star	18/04/2017	67,000,000	80	837,500
Magistrates Court	WC2E 7AS	1881	3Star	24/10/2016	65,000,000	100	650,000
Doubletree Hilton	EC3N 4AF	2008	4Star	30/11/2016	300,000,000	583	514,580
Holiday Inn Kensington Forum	SW7 4DN	1975	3Star	04/01/2016	400,000,000	906	441,501
Z Hotels	WC2H 7DF	1986	3Star	25/10/2016	46,000,000	112	410,714
Doubletree by Hilton	SW1P 4DD	2014	4Star	01/01/2017	187,500,000	464	404,095
Park Plaza London Waterloo	SE1 7DU	1965	4Star	20/07/2017	161,500,000	497	324,950
Premier Inn	SW1H 9LL		4Star	31/12/2016	101,825,000	339	300,369
Travelodge London Liverpool Street Hotel	E1 7DB	2000	3Star	26/07/2016	42,000,000	142	295,775
Hilton London Wembley	HA9 0EG	2012	3Star	27/01/2016	95,000,000	361	263,158
The Pembrige Palace Hotel	W2 4PX	1850	2Star	06/01/2017	31,100,000	120	259,167
Hub by Premier Inn	N1 9AG	2017	3Star	07/07/2016	84,500,000	389	217,224
Grafton	W1T 5AY	1800	3Star	21/12/2016	69,740,000	330	211,333
DoubleTree by Hilton Hotel	W5 3HN	1965	3Star	14/07/2017	39,412,500	189	208,532

Property Name	Property Postcode	Year Built	Star Rating	Sale Date	Sale Price	No of Rooms	Price Per Room
Hilton London Docklands Riverside	SE16 5HW	1965	4Star	09/09/2016	75,600,000	378	200,000
London Kings Cross Royal Scot	WC1X 9DT	1965	3Star	23/06/2016	70,300,000	408	172,304
Hampton by Hilton	E16 2QT	2017	3Star	01/03/2017	33,500,000	209	160,287

ULL subsequently provided the Operator's business plan to support the value they ascribed to the Hotel. This indicated that the Operator is assuming higher rents than those assumed by ULL and higher occupancy and pointed to a capital value of £21.32 million (higher than our original estimate of £20.1 million).

ULL's response indicates that the Operator's business plan is ambitious and not supported by evidence. Although ULL have provided evidence from other hotels to support their original rents and occupancy assumptions, the Operator clearly assumes that they will outperform the market. We suggest that this point is addressed through the end of scheme review. For the purposes of testing the scheme, we have applied ULL's hotel value in our appraisal on the understanding that it is not agreed.

4.6 Commercial revenue

4.6.1 Co-working space

ULL attribute a rent of £30 per square foot to the B1 'co-working' floorspace, which will occupy areas of the ground, first and second floors of the Town Hall. ULL capitalise the rental income at a yield of 6.5% after allowing for a 3 month rent free period. These assumptions are not unreasonable.

4.6.2 Food and beverage

ULL attribute a rent of £25 per square foot to the food and beverage floorspace in the Town Hall and Broadway Annexe. ULL capitalise the rental income at a yield of 6% after allowing a 6 month rent free period. These assumptions are not unreasonable.

4.6.3 Community use

The Community floorspace will provide a performing arts facility which will be controlled via a 'community access agreement', the terms of which were not disclosed in ULL's first report. In the absence of the details of the agreed terms, ULL ascribed a market rent of £5.45 per square foot, which is based on a letting of a 2,660 square foot Community Centre in Bounds Green. This building is not in a town centre location and is used very differently from the planned offer at Hornsey Town Hall, which will extend to 34,036 square feet. ULL have subsequently provided details of the agreed terms with the Borough which confirm the rent as £5.50 per square foot.

ULL have applied a yield of 8% on the grounds that the space is to be occupied by a "small, community based organisation". The Applicant is providing a shareholder loan to the operator, equating to 70% of the annual rent and also subsidising the running costs for two years, indicating that the covenant strength justifies the high yield in this specific case.

4.7 Construction costs

The ULL report indicates that they have relied upon a cost plan prepared by Fulkers which shows a cost estimate of £66,778,000 including contingency but excluding fees. This equates to £277 per square foot GIA, or £2,980 per square metre.

The RICS *Building Cost Information Service* ('BCIS') indicates that costs for buildings of 6 or more storeys adjusted for Haringey currently amount to £2,253 per square metre (mean average) or £2,622

per square metre (upper quartile). The BCIS does not account for external works, so it would be reasonable to add an allowance of up to 10% to cover these costs, increasing the rates to £2,478 and £2,844 per square metre respectively for mean average and upper quartile respectively.

On the basis of benchmarking the scheme costs against BCIS data, the Applicant's costs are marginally higher than those indicated by BCIS. However, given the works required to the existing structures (including listed structures), this is to be expected. However, should the Council have any concerns regarding the costs, we can seek further advice from a specialist.

4.8 Contingency

The Fulkers cost plan incorporates a contingency of 5% of build costs. This assumption sits within the normal range and we therefore consider it to be reasonable. However, in our draft report, we noted that ULL also applied an additional developer's contingency of 5% in their appraisal. We would not normally apply a second contingency but have done so on the basis that it increases costs of both the Application Scheme and the Extant Scheme. Actual build costs and the degree to which this second appraisal is required will be addressed through the end of scheme review.

4.9 Professional Fees

The 10% total allowance for professional fees is within the normal range for a scheme of this nature.

4.10 Developer's return

ULL's report indicates target rates of return as follows:

- Private housing (including car parking and ground rents): 20% of value;
- Commercial: 15% of value; and
- Affordable housing: 6% of value.

These target rates of return are within the normal range and we have adopted the same rates in our appraisal. ULL have applied profit as a single, blended rate. This approach does not allow for changes between different uses, as the target rate will change. We have therefore incorporated specific allowances for the three elements in our appraisal.

4.11 Finance costs

The ULL assessment adopts a finance rate of 6.75% and we consider this to be within the normal range. We have adopted the same finance rate in our appraisal.

4.12 CIL and Section 106

4.12.1 Mayoral CIL

ULL have incorporated a total of £317,764 for Mayoral CIL, although the basis for calculation of this figure is unclear. We have therefore adopted this figure pending confirmation from officers.

4.12.2 Borough CIL

ULL's appraisal includes a CIL payment of £2,244,667, which they have assumed is paid at commencement of construction. It is unclear why ULL have not timed the payment in line with the Council's instalments policy.

4.12.3 Section 106

ULL's initial appraisal did not include any allowances for S38 and S278 works and any residual Section 106 requirements. They have subsequently indicated that contributions totalling £611,252 will be required.

4.13 Marketing and Disposal Costs

ULL have incorporated a marketing allowance of 1% of GDV (applied to all uses) and sales agent fee of 1% of GDV (applied to all uses). Although the rates are both within the normal range, we would not expect to see the Marketing budget applied to non-residential elements of the development, as this specifically relates to residential (e.g. show homes etc). We have therefore removed the marketing budget for non-residential uses and ULL have subsequently agreed this.

Conveyancing fees of £750 per residential unit are incorporated, which is within the normal range. For non-residential floorspace, ULL have applied a sales legal fee of 0.5% of GDV, which again is within the normal range.

Letting agents fees and letting legal fees are applied at 15% and 5% of the first's year's rent. These assumptions are within the normal range.

4.14 Rights to Light

ULL's initial appraisal included a £300,000 allowance for Rights to Light compensation for adjoining owners for which no supporting evidence or supporting evidence was provided. ULL have subsequently provided a report confirming a higher figure of £600,000 which ULL have incorporated into their revised appraisals of both the Extant Scheme and the Application Scheme.

4.15 Development programme

ULL's report indicates that the Development will be constructed over a programme commencing in July 2017 and completing in January 2020, as summarised in Table 4.15.1. This does not appear unreasonable in the context of the number of units and mix of uses in this case.

Table 4.15.1: Development programme

Building or activity	No of months	Start month	End month
Purchase	1	Jul 2017	Jul 2017
Pre-construction	6	Aug 2017	Jan 2018
Construction	24	Feb 2018	Jan 2020
Sales	9	Feb 2020	Oct 2020
Sale of non-residential	1	Oct 2020	Oct 2020

The overall programme does not appear unreasonable, although the percentage of off-plan sales and the timing of the balance of residential units are not explicitly stated in ULL's report. It is unusual for a developer to dispose of the investment value of the commercial floorspace; this would be sold at practical completion (with any letting void explicitly allowed for).

5 Analysis

5.1 Benchmark land value

As noted in Section 3, the benchmark land value is the value generated by the Extant Scheme, which ULL have sought to establish through a residual valuation. In principle, this approach is acceptable and consistent with the Mayor's Supplementary Planning Guidance '*Homes for Londoners: Affordable Housing and Viability Guidance 2017*'.

Many elements of the Extant Scheme are the same or similar to those in the proposed Development and should therefore share common appraisal inputs. We consider the inputs to the appraisal of the Extant Scheme below.

5.2 Extant Scheme revenue

5.2.1 Residential sales values

ULL have applied the same value per square foot of private housing in the appraisal of the Extant Scheme as they adopted for the proposed Development (£800 per square foot). We do not consider that the differences between the two schemes are of sufficient magnitude to warrant a difference in sales values. However, as noted in Section 4.1, we have applied a higher sales value of £925 per square foot to the proposed Development and have therefore adopted the same value for the Extant Scheme. ULL have accepted the same approach for testing purposes.

5.2.2 Ground rents

ULL have applied the same ground rent assumptions for the Extant Scheme as they have applied to the proposed Development, which we agree is acceptable.

5.2.3 Affordable housing value

The Extant Scheme incorporates 4 four bed units of affordable housing with a net internal floor area of 5,996 square feet (1,499 square feet per unit). It is unclear why the units are so large; smaller units would still comply with London Plan space standards and result in a more efficient use of space.

ULL's appraisal incorporates a value of £196.16 per square foot for these units.

This value is calculated by applying "*LSH rents of £388.65 per week*" net of service charges at £20 per unit per week. It is unclear what LSH rents are, but the amount stated is equivalent to the Local Housing Allowance ('LHA') for the Outer London Broad Rental Market Area, which is possibly what ULL were intending to refer to.

We have undertaken our own calculations of the likely payment by an RP for the units, based on a model reflective of RPs' valuation approach and rents that do not exceed relevant LHAs (i.e. £388.65 per week)

We have also reflected a rent reduction of 1% per annum over the first four years of the cashflow. In reality, this will overstate the impact of the rent reduction, as it is unlikely that the RP would occupy the units until well into the four year period.

Our model indicates that the values adopted by ULL are not unreasonable. However, more economical unit sizes would result in a higher value per square foot which would improve viability.

5.2.4 Office

ULL have applied the same assumptions to the office space in the Extant Scheme as they adopted for the Co-working space in the proposed Development. This is reasonable if the space is to be let on the same terms and is of a similar configuration. Further explanation is required to confirm this. Pending receipt of this additional information, we have applied the same rent of £30 per square foot and yield of 6.5%.

5.2.5 D1/D2 Theatre and performing arts centre

ULL have applied the same £5.50 rent and 8% yield for the D1/D2 space in their appraisal of the Extant Scheme as they applied to the community space in the proposed Development. This reflects the agreed inputs for the proposed Development.

5.3 Extant scheme development costs

5.3.1 Construction costs

ULL's initial appraisal of the Extant Scheme assumed a build cost of £240 per square foot, which was £36.87 per square foot (13.3%) lower than the build cost adopted for the proposed Development. Although ULL indicated that this lower cost reflects a saving resulting from the hotel not being provided, no evidence or calculations were provided to support this proposition. ULL have subsequently provided an order of cost estimate confirming a cost of £243 per square foot.

5.3.2 Contingency

As the cost plan for the proposed Development incorporates a contingency of 5% of build costs, we initially removed the additional allowance from the appraisal. As this has been applied in both of ULL's appraisals, we have adopted the same approach.

5.3.3 Professional Fees

ULL have applied the same allowance for professional fees to the Extant Scheme as adopted for the proposed Development (10% of build costs) which is reasonable.

5.3.4 Developer's return

ULL have applied the same level of return to the Extant Scheme as adopted for the proposed Development, which is reasonable.

5.3.5 Finance costs

The ULL assessment adopts the same finance rate of 6.75% for the Extant Scheme as applied to the proposed Development. However, a fundamental issue with appraisal is that the total finance costs for the Extant Scheme in ULL's initial report were £5.57 million *lower* in comparison to the proposed Development. Following alignment of the development programmes, this difference has narrowed to £3.16 million, which can be accounted for by the higher total costs in the Application Scheme (£66.77 million for the Application Scheme and £49 million for the Extant Scheme). Such a significant difference in finance costs can only result from different timing assumptions in ULL's appraisal. We have made adjustments to the timing of costs and income to generate the same differential in finance costs in our appraisal. This is considered further below.

5.3.6 Borough and Mayoral CIL

ULL have incorporated a total of £2,100,000 for Mayoral and Borough CIL and £122,500 for Section 106. We have therefore adopted this figure pending confirmation from officers.

5.3.7 Marketing and Disposal Costs

The same marketing and disposal costs have been applied to the Extant Scheme and this is what we would expect to see.

5.3.8 Rights to Light

ULL's initial appraisal of the Extant Scheme did not include any allowances for Rights to Light compensation, while their appraisal of the proposed Development included a £300,000 allowance. ULL have subsequently applied the higher amount of £600,000 to both appraisals.

5.3.9 Development programme

ULL initially assumed that the development programme for the Extant Scheme would be faster than the proposed Development, as summarised below:

- Pre-construction period: 4 months (2 months faster);
- Construction: 20 months (4 months faster)

Given that both developments are not of significantly differing scales and address conversion of the Town Hall, we applied the same programme for both schemes (i.e. pre-construction period of 6 months and 24 month build period). ULL have subsequently adopted the longer build period for both schemes.

5.4 Appraisal results

5.4.1 ULL's appraisal results

ULL's initial appraisal of the proposed Development with zero affordable housing generated a residual land value of £2,762,780, while their Extant Scheme appraisal generated a residual land value of £2,726,697, a marginal surplus of £36,083.

ULL's revised appraisal of the proposed Development (incorporating 11 affordable housing units at target rents) assuming sales values of generates a residual land value of £6,991,717 compared to a residual land value of £6,997,265 for the Extant Scheme.

5.4.2 BNP Paribas Real Estate appraisal results

As noted in the previous sections, in our draft report we have made the following amendments to the appraisal inputs:

- Increase private residential values from £800 to £925 per square foot;
- Increase car parking values from £20,000 to £25,000 per space;
- Increase Hotel value from £22,517 to £300,000 per room;
- Increase community use rent from £5.45 to £15 per square foot and reduce yield from 8% to 7%;
- Remove separate contingency as this has already been accounted for within the cost plan;
- Adjust timing of sales and receipt of income so that they are consistent with the timings adopted within the Extant Scheme appraisal.

Our base appraisal is attached at Appendix 2. Where relevant, we applied the adjustments above to the appraisal of the Extant Scheme (this applies to sales values, car parking, community use rent and yield and removal of separate contingency). In addition, we adjusted the Extant Scheme appraisal to apply the same build costs as the proposed Development.

On the basis of the changes above, the residual land values were as follows:

- Proposed Development: £22,619,052
- Extant Scheme: £8,086,278
- **Surplus available to provide affordable housing: £14,532,774**

Our appraisals are attached at Appendix 3.

Since provision of additional information by ULL, the difference between the Proposed Development and the Extant Scheme has closed due to the following:

- Inclusion in the Proposed Development of 11 affordable units at London Affordable Rent;
- Confirmation of higher build costs for the Proposed Development in comparison to the Extant Scheme;
- Alignment of development programmes;
- Reductions in floor area of the Proposed Development due to changes following the Council's Design Review Panel (the overall reduction in gross internal area amounts to 3,257 square feet);

- Increased Section 106 requirements.

As noted in the previous section, there remain some doubts regarding the value elements of the Proposed Development, the most significant being private sales values and the value attributed by ULL to the Hotel. Both of these items should be addressed in an end of scheme review which will enable the Council to compare initial estimates to outturn values which will identify if any additional contribution towards affordable housing can be provided.

6 Conclusions

In summary, ULL's report concludes that the Development generates a residual land value that is only marginally higher than the residual land value generated by the Extant Scheme and consequently, the Scheme cannot deliver any affordable housing.

At face value, this is clearly surprising given that the proposed Development has an increased quantum of private housing and provides a hotel, both of which are net contributors to land value. Furthermore, the proposed Development has a reduced quantum of community floorspace. As this floorspace requires subsidy from other uses, the reduction in quantum of space reduces the need for subsidy. All these factors should logically result in an improvement in viability with a significantly higher residual land value. There are some elements of the Proposed Scheme which will need to be revisited through an end of scheme review, including private sales values and the value of the Hotel which are both difficult to establish definitively at this stage.

Whilst our initial appraisals indicated that the proposed Development generated a surplus of £14.5 million (based on ULL's assumption at the time of no affordable housing), this gap has closed due to the inclusion of 11 affordable housing units and various other factors outlined in the previous section. Based on the information available at this stage, we therefore conclude that the Proposed Development provides the maximum reasonable proportion of affordable housing. This will need to be revisited through an end of scheme review when outturn costs and values have been established.

Appendix 1 - Floor areas

Extant Scheme

Building	Use	GIA (sqm)	GIA (sqft)	NSA (sqm)	NSA (sqft)	Residential Units
Town Hall	D1/D2/Theatre & Performance Venue	4,289	46,168			N/A
Town Hall	B1 (Office)	248	2,670			N/A
East Wing	Residential (Assumed Net:Gross 80%)	1360	14,639	1,088	11,712	13
Link Block	Residential (Assumed Net:Gross 80%)	515	5,544	412	4,435	6
Broadway Annexe	Residential (Assumed Net:Gross 70%)	734	7,904	514	5,533	8
Mews	Affordable Housing	557	5,996	557	5,996	4
New Block A	Residential (Assumed Net:Gross 60%)	7907	85,109	4744	51,066	66
New Block B	Residential (Assumed Net:Gross 60%)	3150	33,907	1890	20,344	26
Car Parking	64 spaces allocated to residential use					
Totals		18,760	201,937	9,205	99,085	123

Proposed Development

Building	Use	GIA (sqm)	GIA (sqft)	NSA (sqm)	NSA (sqft)	Residential Units
Town Hall	Community Use	3,162	34,036			N/A
Town Hall	Co>Working Office Space	443	4,769			N/A
Town Hall	Hotel (67 bedrooms)	2689	28,945			N/A
Town Hall	Shared Back of House	243	2,616			
Town Hall	Food & Beverage	437	4,704			N/A
Broadway Annexe	Food & Beverage	265	2,853			N/A
Broadway Annexe	Residential	808	8,697	589	6,340	11
Broadway Annexe Lofts	Residential	457	4,919	326	3,509	6
Mews	Residential	688	7,406	593	6,383	9
New Block A	Residential	8795	94,668	6340	68,244	79
New Block B	Residential	4420	47,577	3096	33,325	41
Car Parking > 40 spaces allocated to residential use						
Totals		22,407	241,188	10,944	117,801	146

Appendix 2 - BNPPRE appraisals with amended inputs

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Hornsey Town Hall (extant planning permission)****Summary Appraisal for Phase 1****Currency in £****REVENUE**

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Block A (private res)	66	51,066	925.00	715,698	47,236,050
Block B (private res)	26	20,344	925.00	723,777	18,818,200
East Wing (private res)	13	11,712	925.00	833,354	10,833,600
Link Block (private res)	6	4,435	925.00	683,729	4,102,375
Broadway Annex (private res)	8	5,533	925.00	639,753	5,118,025
Mews (affordable)	4	5,996	196.16	294,044	1,176,175
Car parking	64	0	0.00	25,000	1,600,000
Totals	187	99,086			88,884,425

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Town Hall (office)	1	2,670	30.00	80,100	80,100	80,100
Town Hall (D1/D2 Theatre & Arts Centre)	1	46,168	15.00	692,520	692,520	692,520
Ground rents	119			400	47,600	47,600
Totals	121	48,838			820,220	820,220

Investment Valuation

Town Hall (office)					
Market Rent	80,100	YP @	6.5000%	15.3846	
(0yrs 3mths Rent Free)		PV 0yrs 3mths @	6.5000%	0.9844	1,213,059
Town Hall (D1/D2 Theatre & Arts Centre)					
Market Rent	692,520	YP @	7.0000%	14.2857	
(0yrs 3mths Rent Free)		PV 0yrs 3mths @	7.0000%	0.9832	9,727,211
Ground rents					
Current Rent	47,600	YP @	5.0000%	20.0000	952,000
					11,892,270

GROSS DEVELOPMENT VALUE**100,776,695**

Purchaser's Costs	6.30%	(749,213)	(749,213)
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NET DEVELOPMENT VALUE**100,027,482****NET REALISATION****100,027,482****OUTLAY****ACQUISITION COSTS**

Residualised Price		8,086,278	
Stamp Duty	5.58%	451,214	
Agent Fee	1.00%	80,863	
Legal Fee	0.50%	40,431	
			8,658,786

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost
Town Hall (office)	3,645 ft²	276.87 pf²	1,009,205
Town Hall (D1/D2 Theatre & Arts Centre)	63,028 ft²	276.87 pf²	17,450,559
Block A (private res)	69,715 ft²	276.87 pf²	19,301,902
Block B (private res)	27,773 ft²	276.87 pf²	7,689,615
East Wing (private res)	15,989 ft²	276.87 pf²	4,426,896
Link Block (private res)	6,055 ft²	276.87 pf²	1,676,339
Broadway Annex (private res)	7,554 ft²	276.87 pf²	2,091,361
Mews (affordable)	8,186 ft²	276.87 pf²	2,266,365
Totals	201,944 ft²		55,912,243
			55,912,243

Municipal Costs

S106		122,500	
CIL		2,100,000	
			2,222,500

PROFESSIONAL FEES

Professional and other fees	10.00%	5,591,224	5,591,224
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MARKETING & LETTING

Marketing	1.00%	996,005	
Letting Agent Fee	10.00%	82,022	

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Hornsey Town Hall (extant planning permission)**

Letting Legal Fee	5.00%	41,011	
			1,119,038
DISPOSAL FEES			
Sales Agent Fee	1.00%	1,000,275	
Non residential sales legal fee	0.50%	50,955	
Ground rent sales legal fee	0.50%	4,760	
Affordable Hsg sales legal fee	0.50%	5,881	
Residential sales legal fee	119 un	750.00 /un	89,250
			1,151,121
FINANCE			
Debit Rate 6.750% Credit Rate 0.000% (Nominal)			
Land		1,577,597	
Construction		4,103,207	
Total Finance Cost			5,680,803
TOTAL COSTS			80,335,716
PROFIT			19,691,766

Performance Measures

Profit on Cost%	24.51%
Profit on GDV%	19.54%
Profit on NDV%	19.69%
Development Yield% (on Rent)	1.02%
Equivalent Yield% (Nominal)	6.79%
Equivalent Yield% (True)	7.09%
IRR	
	27.04%
Rent Cover	24 yrs
Profit Erosion (finance rate 6.750%)	3 yrs 3 mths

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Hornsey Town Hall (application scheme)****Summary Appraisal for Phase 1****Currency in £****REVENUE**

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Block A (private res)	79	68,244	925.00	799,059	63,125,700
Block B (private res)	41	33,325	925.00	751,845	30,825,625
Broadway Annex (private res)	11	6,340	925.00	533,136	5,864,500
Broadway Annex Lofts (private res)	6	3,509	925.00	540,971	3,245,825
Broadway Annex Mews (private res)	9	6,383	925.00	656,031	5,904,275
Car parking	<u>40</u>	<u>0</u>	0.00	25,000	<u>1,000,000</u>
Totals	186	117,801			109,965,925

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale
Hotel	67	28,944	49.32	18,002	1,206,121
Community use	1	34,036	15.00	510,540	510,540
Ground rents	146			400	58,400
Co-working space	1	3,897	30.00	116,910	116,910
Food and beverage	<u>1</u>	<u>7,556</u>	25.00	188,900	<u>188,900</u>
Totals	216	74,433			2,080,871

Investment Valuation

Hotel					
Current Rent	1,206,121	YP @	6.0000%	16.6667	20,102,010
Community use					
Market Rent	510,540	YP @	7.0000%	14.2857	
(0yrs 3mths Rent Free)		PV 0yrs 3mths @	7.0000%	0.9832	7,171,100
Ground rents					
Current Rent	58,400	YP @	5.0000%	20.0000	1,168,000
Co-working space					
Market Rent	116,910	YP @	6.5000%	15.3846	
(0yrs 3mths Rent Free)		PV 0yrs 3mths @	6.5000%	0.9844	1,770,520
Food and beverage					
Market Rent	188,900	YP @	6.0000%	16.6667	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.0000%	0.9713	3,057,932
					33,269,562

GROSS DEVELOPMENT VALUE**143,235,487**

Purchaser's Costs	6.30%	(2,095,982)	(2,095,982)
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NET DEVELOPMENT VALUE**141,139,505****NET REALISATION****141,139,505****OUTLAY****ACQUISITION COSTS**

Residualised Price		22,619,052	
Stamp Duty	5.58%	1,262,143	
Agent Fee	1.00%	226,191	
Legal Fee	0.50%	113,095	
			24,220,481

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost
Hotel	36,316 ft²	276.87 pf²	10,054,862
Community use	42,705 ft²	276.87 pf²	11,823,773
Co-working space	4,890 ft²	276.87 pf²	1,353,780
Food and beverage	9,481 ft²	276.87 pf²	2,624,880
Block A (private res)	85,626 ft²	276.87 pf²	23,707,298
Block B (private res)	41,813 ft²	276.87 pf²	11,576,779
Broadway Annex (private res)	7,955 ft²	276.87 pf²	2,202,454
Broadway Annex Lofts (private res)	4,403 ft²	276.87 pf²	1,218,992
Broadway Annex Mews (private res)	<u>8,009 ft²</u>	<u>276.87 pf²</u>	<u>2,217,392</u>
Totals	241,197 ft²		66,780,210

66,780,210**Other Construction**

Rights Light Compensation	300,000	300,000
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Municipal Costs

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Hornsey Town Hall (application scheme)**

Borough CIL		2,306,125	
Mayoral CIL		660,991	
			2,967,116

PROFESSIONAL FEES

Professional and other fees	10.00%	6,708,021	
			6,708,021

MARKETING & LETTING

Marketing	1.00%	1,384,070	
Letting Agent Fee	10.00%	208,087	
Letting Legal Fee	5.00%	104,044	
			1,696,201

DISPOSAL FEES

Sales Agent Fee	1.00%	1,411,395	
Non residential sales legal fee	0.50%	125,886	
Ground rent sales legal fee	0.50%	5,840	
Residential sales legal fee	146 un 750.00 /un	109,500	
			1,652,621

FINANCE

Debit Rate 6.750% Credit Rate 0.000% (Nominal)			
Land		4,413,748	
Construction		5,100,423	
Total Finance Cost			9,514,171

TOTAL COSTS**113,838,821****PROFIT****27,300,684****Performance Measures**

Profit on Cost%	23.98%
Profit on GDV%	19.06%
Profit on NDV%	19.34%
Development Yield% (on Rent)	1.83%
Equivalent Yield% (Nominal)	6.21%
Equivalent Yield% (True)	6.46%
IRR	23.48%
Rent Cover	13 yrs 1 mth
Profit Erosion (finance rate 6.750%)	3 yrs 3 mths



BRE Client Report

Review of daylight, sunlight, overshadowing and privacy, Hornsey Town Hall, London

Prepared for: Dr Paul Toyne
Date: 9 November 2017

Report Number: P110053-1000 Issue: 2

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Date 09 November 2017

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Executive Summary

A planning application (16/00590/FULL), has been submitted to Haringey Borough Council for a proposal to redevelop the site of Hornsey Town Hall. The application contains a daylight and sunlight report by Point 2 Surveyors Ltd 'Hornsey Town Hall: Daylight, Sunlight and Overshadowing Report', dated July 2017, and a report 'Supplementary statement on overlooking and privacy' by Make Architects, dated August 2017.

BRE have been commissioned by Dr Paul Toyne, a local resident, to evaluate these reports. The evaluation was to review the scope and methodology, text and conclusions of the report, but not verification of the calculations. This report gives the results of the evaluation. The daylight and sunlight material was evaluated against the recommendations in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'.

Point 2 have applied the BRE guidance incorrectly in a number of cases, in particular in their use of the consented scheme as an alternative baseline and the way they have used daylight distribution and average daylight factor as alternative targets. Consequently many of their conclusions are incorrect and have underestimated the daylight and sunlight impact of the new development.

This report focuses on the properties that could have a significant loss of light, and impact on privacy, at 5-9 and 25-29 Weston Park, Prime Zone Mews, and 13 Haringey Park.

At 5-9 Weston Park, ground floor rooms at the rear (living rooms and kitchens) would have sizeable reductions in daylight, caused by the new mews block. The vertical sky components are all worse than for the consented scheme. The living room in 7 Weston Park would also lose all its winter sunlight.

There would also be a major loss of sunlight to the gardens to these three properties. Currently over half of each garden can receive two hours sun on March 21, in line with the BRE guideline. Following redevelopment either very little or none of each garden could; this represents a very substantial reduction in each case. The proximity of the new development, with a three storey building close to the garden wall, would also be expected to have an overbearing impact on the gardens with a heightened appearance of enclosure.

There would also be a significant loss of privacy to the gardens of 5-9 Weston Park. People on the top two floors of the mews houses would be able to look out of windows in small extensions at the sides of the building down on to the gardens directly below them. This would constitute a substantial increase in overlooking and loss of privacy. There would also be unwanted overlooking of the southern part of the much longer garden to number 11 from the easternmost balcony on the other side of the mews building.

There are predicted to be losses of daylight outside the BRE guidelines to six rooms in 25-29 Weston Park. Losses of light would be worse than for the consented scheme. There would also be an overbearing impact (with the five storey wall of Block A close to the end of the gardens) and overlooking.

At 13 Haringey Park, there would be a substantial loss of daylight (over half their vertical sky component) to two windows in the side elevation, although both appear to light rooms with another window in them. The rear room, which Point 2 state is a dining room, would lose over half its sunlight. There is another dining room on the ground floor at the rear which would have a significant loss of daylight.

There would be significant overlooking and loss of privacy to 13 Haringey Park as a result of Block A of the new development. Residents of Block A would be able to sit on their balconies and look directly down



into the garden of 13 Haringey Park and into its side windows. The garden to 13 Haringey Park would also have a significant loss of sunlight, outside the BRE guidelines.

Bedrooms at the rear of Prime Zone Mews would have substantial reductions of daylight, losing over half their light in some cases. These losses are significantly worse than for the consented scheme. These rooms would also experience significant overlooking from the proposed Block A close by. People would be able to sit on their balconies and look directly into the bedrooms of Prime Zone Mews. There is a proposal to use trained trees on a trellis as a privacy screen, but if implemented, this would create a substantial additional loss of daylight, particularly to the ground floor bedrooms.

Point 2 have concluded that the impact on all these properties is negligible or minor. In fact there would be major adverse impacts to 5-9 Weston Park where the ground floor rooms would lose significant daylight, and the gardens would be severely overshadowed and also overlooked. There would also be substantial adverse effects to Prime Zone Mews B where the bedrooms would have large losses of daylight as well as much reduced privacy; and 13 Haringey Park where there would be some daylight losses and the garden would be overshadowed and overlooked. Point 2's overall conclusion, that the 'Proposed Development will relate well to the neighbouring residential properties and gardens and fall within the practical application of the BRE guidelines' is not correct.

Make Architects' privacy report has also come to incorrect conclusions about the loss of privacy to 5-9 Weston Park, 25-29 Weston Park, 13 Haringey Park and Prime Zone Mews. There would be significant impacts on privacy which have not been adequately addressed by the proposed mitigation measures. These impacts would be contrary to policy DM1 of Haringey's Local Plan, which requires a high standard of privacy for a development's neighbours.



Table of Contents

1	Introduction	5
2	Evaluation criteria	6
2.1	General approach	6
2.2	Loss of daylight and sunlight – application of BRE guidelines	6
3	Loss of daylight and sunlight to existing dwellings	9
3.1	The site and surrounding areas	9
3.2	5-9 Weston Park	10
3.3	25-29 Weston Park	13
3.4	13 Haringey Park	14
3.5	Prime Zone Mews	15
4	Conclusions	17



1 Introduction

- 1.1.1 A planning application (16/00590/FULL), has been submitted to Haringey Borough Council for a proposal to redevelop the site of Hornsey Town Hall. The application contains a daylight and sunlight report by Point 2 Surveyors Ltd 'Hornsey Town Hall: Daylight, Sunlight and Overshadowing Report', dated July 2017.
- 1.1.2 BRE have been commissioned by Dr Paul Toyne, a local resident, to evaluate this report. The evaluation was to review the scope and methodology, text and conclusions of the report, but not verification of the calculations. This report gives the results of the evaluation.
- 1.1.3 Unfortunately Point 2 have provided more than one report with the same title and date. The version we reviewed carries the wording 'Planning submission/ Rev 02' on the front cover, and 'version 4' on the inside cover page.
- 1.1.4 BRE was also commissioned to evaluate a report 'Supplementary statement on overlooking and privacy' by Make Architects, dated August 2017 and carrying stage/revision number 2/00.
- 1.1.5 The evaluation is based on plans of the development by Make Architects, including site location plan 0000 PX200 revision 00 dated 21.07.17, proposed site roof plan 1360 PX2006 revision 03 dated 17.10.17, and proposed site sections 1360 PX2251-53 inclusive and PX2255-56, all revision 02 dated 16.10.17; and proposed site sections 1360 PX2254 and 2258, both dated 24.08.17 and carrying revision 01.
- 1.1.6 A site visit was carried out on 1 November 2017. During the site visit we were able to gain access to properties at 7, 9, 25 and 27 Weston Park, and 23 Prime Zone Mews.



2 Evaluation criteria

2.1 General approach

- 2.1.1 The Point 2 report has evaluated loss of daylight and sunlight to existing properties using the BRE Report BR 209, 'Site Layout Planning for Daylight and Sunlight, a guide to good practice'. This source is appropriate and widely used by local authorities to help determine planning applications. The BRE Report is cited in the explanatory text to Haringey's Local Plan policy DM1.
- 2.1.2 Privacy is also addressed in 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.

2.2 Loss of daylight and sunlight – application of BRE guidelines

- 2.2.1 The Point 2 report is correct in saying that the BRE guidelines are not mandatory and its guidelines can be interpreted flexibly. However there is a mistake at the end of their paragraph 3.5; the cited text beginning 'The degree of harm on adjacent properties' is not in the BRE guidelines but in the London Plan supplementary planning guidance.
- 2.2.2 This text states that the 'degree of harm on adjacent properties... should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London'. The Crouch End area is characterised by well spaced low rise housing with a maximum of four storeys, which would normally be expected to meet the standard BRE guidelines anyway.
- 2.2.3 In some cases Point 2 have compared the loss of light with that from a consented scheme (HGY 2010/0500) for the site, given planning permission in 2010. For these situations the BRE Report states (paragraph F2): '*Sometimes there may be an extant planning permission for a site but the developer wants to change the design. In assessing the loss of light to existing windows nearby, a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks. However, since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building, and for the developer to set 0.8 times the values for the permitted scheme as benchmarks.*' Contrary to the BRE guidelines, Point 2 have used 0.8 times the values



for the permitted scheme as benchmarks in their paragraphs 8.9 onwards, and these conclusions should be discounted.

- 2.2.4 In any case it is not clear that the original planning decision intended the daylighting results for the earlier scheme to set a precedent. The planning decision included an additional condition requiring *'the re-examination of the daylight assessment for the houses on Weston Park'*.
- 2.2.5 To assess the impact on the amount of diffuse daylighting entering existing buildings, the BRE Report uses the vertical sky component (VSC) on the window wall. This is one of the quantities calculated in the Point 2 report.
- 2.2.6 The BRE Report sets out two guidelines for vertical sky component:
 - 1. If the vertical sky component at the centre of the existing window exceeds 27% with the new development in place, then enough sky light should still be reaching the existing window.
 - 2. If the vertical sky component with the new development is both less than 27% and less than 0.8 times its former value, then the area lit by the window is likely to appear more gloomy, and electric lighting will be needed for more of the time.
- 2.2.7 Appendix B to the Point 2 report gives tables of vertical sky component 'before' and 'after' for various windows. Appendix D contains window maps which identify where each window is.
- 2.2.8 There is an important mistake in the labelling of Point 2's Appendix B. The first part of Appendix B, labelled 'True baseline vs Scheme proposal' actually contains the comparison of the consented scheme and the proposed scheme. The second part of Appendix B, labelled 'Extent planning consent vs Scheme proposal' contains the comparison between the existing site and the proposed scheme.
- 2.2.9 The BRE Report also gives guidance on the distribution of light in the existing buildings, based on the areas of the working plane which can receive direct skylight before and after. If this area is reduced to less than 0.8 times its value before, then the distribution of light in the room is likely to be adversely affected, and more of the room will appear poorly lit. This guideline has also been addressed in the Point 2 report, where it is sometimes referred to as the NSL or No Sky Line test. The areas receiving direct skylight will depend on room layout, and the BRE report does state that where room layouts are not known, which appears to be the case for most of the surrounding properties, the calculation cannot be carried out. Accordingly the results given for 'Daylight Distribution' in Appendix B of the Point 2 report may be unreliable in some cases. During the site visit we noted a number of rooms in Weston Park where the wrong room uses had been allocated and the daylight distribution results were suspect.
- 2.2.10 The VSC and daylight distribution guidelines assess two different things. If the vertical sky component guideline is not met, the room will lose a significant amount of daylight, and this will have a significant effect on the amenity of the room even if the daylight distribution does not change. Point 2 have ignored this and erroneously assessed daylight impacts as negligible or minor in cases where there would be a major reduction in VSC.
- 2.2.11 The Point 2 report has also calculated average daylight factors in the existing buildings. The average daylight factor (ADF) is a measure of the amount of daylight in an interior. It depends on the room and window dimensions, the reflectances of interior surfaces and the type of glass, as well as the obstructions outside. Appendix F of the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' states that 'Use of the ADF for loss of light to existing buildings is not generally recommended. The use of the ADF as a criterion tends to



penalise well daylit existing buildings, because they can take a much bigger and closer obstruction and still remain above the minimum ADFs recommended in BS 8206-2. Because BS 8206-2 quotes a number of recommended ADF values for different qualities of daylight provision, such a reduction in light would still constitute a loss of amenity to the room. Conversely if the ADF in an existing building were only just over the recommended minimum, even a tiny reduction in light from a new development would cause it to go below the minimum, restricting what could be built nearby.'

- 2.2.12 The ADF also depends on room layout and therefore will not be accurate if room layouts are not known. Accordingly the assessment of ADF for existing buildings is not in accordance with the BRE guidelines.
- 2.2.13 The BRE Report recommends that in existing buildings sunlight should be checked for all main living rooms of dwellings, and conservatories, if they have a window facing within 90° of due south. Access to sunlight should be calculated for the main window of each of the above rooms which faces within 90° of due south. If the centre of the window can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March, then the room should still receive enough sunlight. Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount above, less than 0.8 times their former value, and more than 4% lower than previously, then the sunlighting of the existing dwelling may be adversely affected. This guideline is also used in the Point 2 report.

2.3 Methodology: conclusions

- 2.3.1 Point 2 have applied the BRE guidance in 'Site layout planning for daylight and sunlight: a guide to good practice' incorrectly in a number of cases. They have assumed that a 20% loss of light compared to the consented scheme would be acceptable, whereas the BRE guidance states otherwise. They have erroneously used their daylight distribution results to assess daylight impacts as negligible or minor in cases where there would be a major reduction in vertical sky component. They have also used average daylight factor as an alternative yardstick for loss of light when this is not recommended in the BRE guidelines. In many cases their daylight distribution and average daylight factor data are suspect anyway, because they depend on room layouts which Point 2 have not measured.

3 Loss of daylight and sunlight and privacy to existing dwellings

3.1 The site and surrounding areas

3.1.1 Figure 1, taken from the Point 2 report, shows the new development and surrounding areas.



Figure 1. Plan by Point 2 showing the new development (in gold), existing buildings on site (in pink) and the nearest surrounding buildings. North is (approximately) towards the top of the plan.

3.1.2 The site is currently occupied by Hornsey Town Hall and various annexes.

3.1.3 Point 2 have analysed loss of light to a large number of residential properties, some of which are further away and therefore would not be significantly affected. This report focuses on the properties that could have a significant loss of light, and impact on privacy, at 5-9 and 25-29 Weston Park, Prime Zone Mews, and 13 Haringey Park.



3.2 5-9 Weston Park

- 3.2.1 This is a terrace of houses to the north of the development site. Following redevelopment the proposed Broadway Mews building would be constructed directly abutting the rear garden wall of these properties.



Figure 2. The rear of 5-9 Weston Park, taken from the garden of number 9. Note the ground floor extension to number 9.

- 3.2.2 Ground floor rooms in the rear of these properties would have a significant reduction in daylight. At 5 Weston Park, ground floor window (W4/500), stated to light a kitchen, would have a 35% reduction in vertical sky component compared to the existing situation, well in excess of the 20% recommended in the BRE guidelines. At 7 Weston Park there would be similar reductions to two windows; W1/510 which actually lights a kitchen, not a morning room as stated, and W4/510 which lights a living room, not a kitchen. The largest reductions in daylight would be to the main windows at the rear of number 9; W2/520 (the four paned ground floor window in Figure 2, which actually lights a kitchen) would lose half its vertical sky component, while W4/520 (on the right of Figure 2, which actually lights a living room) would have a 44% reduction. These rooms have small rooflights which would be less affected but the rear windows, which are much larger, are the main sources of light.
- 3.2.3 These would constitute very significant losses in daylight which cannot be classed as negligible or minor as Point 2 have done. The vertical sky components are all worse than for the consented



scheme. The living room in 7 Weston Park would also lose all its winter sunlight, contrary to the BRE guidelines.

- 3.2.4 There would also be a major loss of sunlight to the gardens to these three properties. Here the BRE guideline is based on the area of the garden receiving two hours or more of sunlight on March 21. For number 5, currently 71% of the garden can do this; this would drop to just under 4%. For number 7 (Figure 3) 74% of the garden can receive two hours sun on March 21; this would be 3% with the new development in place. For number 9, 57.5% of the garden currently receives two hours of sunlight on that date; following redevelopment none of it would. These are very substantial reductions and certainly not minor as suggested by Point 2. Point 2 have carried out an assessment at the summer solstice, June 21, when more of the gardens would receive some sunlight, but this represents an extreme case, and sunlight provision is always going to be worse than this except at the solstice itself.
- 3.2.5 The proximity of the new development, with a three storey building close to the garden wall, would also be expected to have an overbearing impact on the gardens with a heightened appearance of enclosure.



Figure 3. The garden to 7 Weston Park. Following redevelopment the garden would be in the shadow of the new mews block for most of the year.

- 3.2.6 There would also be a significant loss of privacy to the gardens. Make Architects' privacy statement points out that the windows in the north elevation, facing numbers 5-9, are all high



level. Strictly speaking this is true, but there are also normal height windows in small extensions at the sides of the building, see Figure 4 below. On the first floor they light a kitchen and bedroom, on the second floor a bedroom and bathroom. The bedroom windows at least would be expected to be of clear glass.

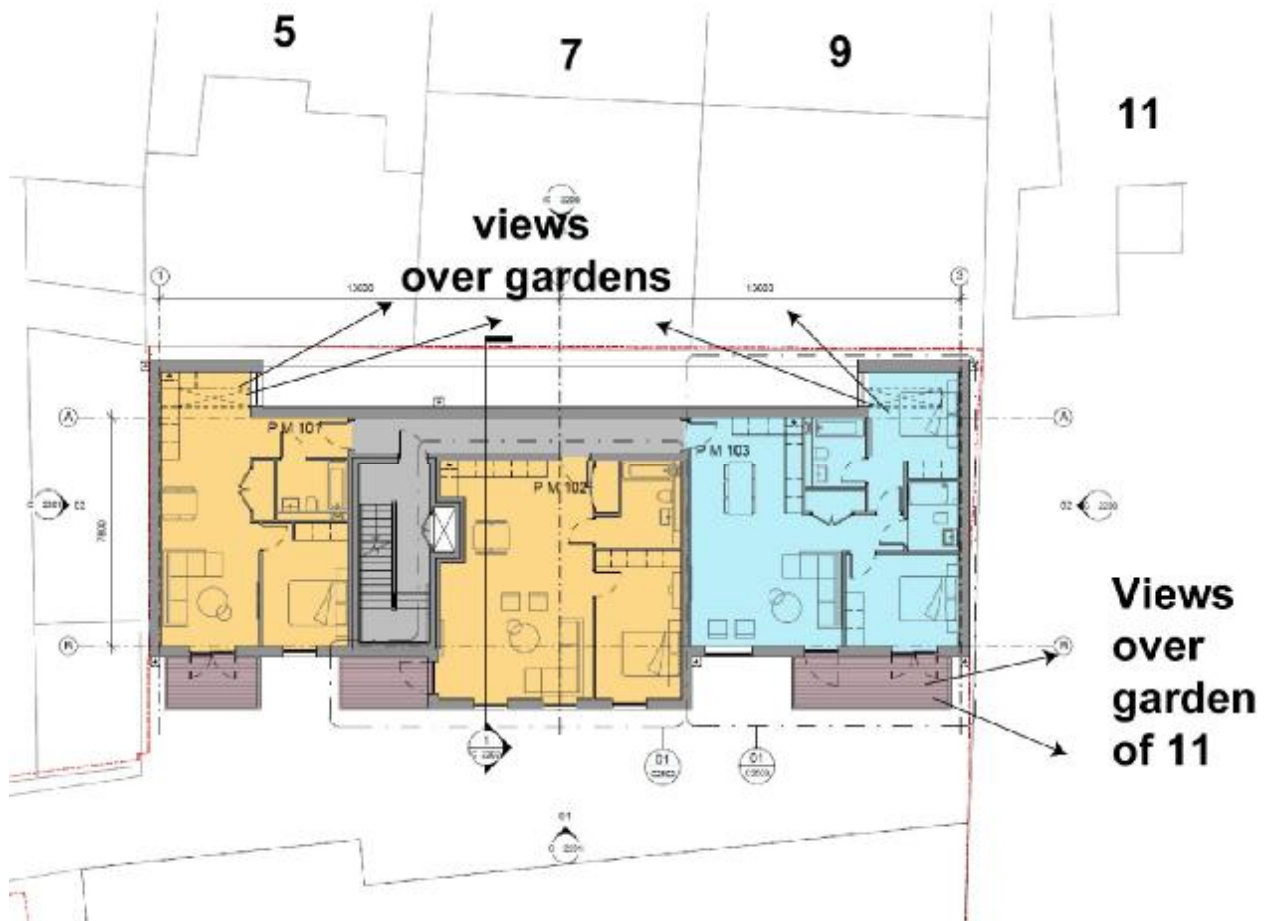


Figure 4. Plan by Make Architects of first floor of mews building, annotated to show views from side windows.

- 3.2.7 From these windows there would be some overlooking of rooms at the rear of numbers 5-9, which would only be 10-15 metres away. However the main privacy issue would be to the gardens, as people in the new mews flats would be able to look down on the gardens directly below them. This would constitute a substantial increase in overlooking and loss of privacy. Currently because of the locations of the extensions it is difficult to look from numbers 5 and 9 into the garden of 7, and vice versa. However people in the new development would be able to see all three gardens quite clearly.
- 3.2.8 There would also be unwanted overlooking of the southern part of the much longer garden to number 11 from the easternmost balcony on the other side of the new development, see Figure 4. People would be able to sit on this balcony and look down on the garden.



3.3 25-29 Weston Park

- 3.3.1 These dwellings, further along Weston Park, would have their rear windows and gardens facing the end of the proposed seven storey Block A. According to Point 2 there would be a significant reduction in daylight to two windows at the end of the ground floor extension of number 27, although the same room has other windows that would be less affected. Loss of light to the corresponding ground floor extension to number 25 is predicted to be marginally within the guidelines, but this has not been modelled correctly; it actually has two smaller windows (lighting a bedroom) rather than one large one. The daylight distribution analysis indicates a significant impact to six rooms in these three homes. Losses of light would be worse than for the consented scheme.
- 3.3.2 There would also be an overbearing impact (with a five storey wall close to the end of the gardens) and overlooking. There would be significant inequality of overlooking because the proposed Block A is much taller than the existing houses and also very close to the site boundary, only 3-6 metres away. In addition there is a high level terrace on this side; although this is set back from the edge of the building, it is not set back far enough to stop an adult being able to see into the gardens and houses opposite. There could also be overlooking from the corner balconies on other levels.
- 3.3.3 Make Architects' privacy statement relies on trees to restrict overlooking. However the trees in question are deciduous and will not be in leaf in the winter. The photograph below shows that in the winter months the trees are not an effective screen.



Figure 5. Photograph by Dr Paul Toyne showing the view from number 27 in early May. The proposed building would be around double the height. The existing ash tree provides little screening.



- 3.3.4 Although there is an existing building here, it is much lower and has historically only been occupied in working hours, so there would be an additional significant loss of privacy.

3.4 13 Haringey Park

- 3.4.1 This property (Figure 6) lies to the east of the proposal site. The side of the building would directly face the six storey Block A just nine metres away.



Figure 6. 13 Haringey Park. The proposal site is off the left of the picture.

- 3.4.2 The side elevation has two windows in it. There would be a substantial loss of daylight (over half their vertical sky component) to these windows, although both appear to light rooms with another window in them. The rear room, which Point 2 state is a dining room, would lose over half its sunlight (with the new development in place the rear window to this room would lose all its sun and the side window would lose most of its sun). There is another dining room on the ground floor at the rear which would have a significant loss of daylight.
- 3.4.3 There would be significant overlooking and loss of privacy to 13 Haringey Park as a result of Block A of the new development. Its eastern side has numerous balconies. Residents of Block A would be able to sit on their balconies and look directly down into the garden of 13 Haringey Park (and then into 14 Haringey Park and the gardens beyond that). They could also look into the side windows of number 13, only 9 metres from the main façade of Block A.



- 3.4.4 The garden to 13 Haringey Park would also have a significant loss of sunlight. Currently 55% of the garden can receive 2 or more hours of direct sunlight on March 21. With the new development in place, 37% of it would, 0.66 times the area before. This is well outside the BRE guidelines as less than half the garden would receive 2 hours sun, and the area that does would be less than 0.8 times the area before. The new development would overshadow the garden from early afternoon. This is not a minor impact as Point 2 erroneously state.
- 3.4.5 To the rear of 13 Haringey Park, between it and Prime Zone Mews, is a small vacant site which may be used for future development. The proximity and height of Block A would make it difficult to develop this site.

3.5 Prime Zone Mews

- 3.5.1 This consists of two blocks of apartments (labelled A and B in Point 2's report). The westernmost block (Prime Zone Mews B) would be the most affected as its rear windows would directly face Block A of the new development, close by. In this block there are three flats on each floor. The ground floor flats have two bedrooms each, which would face the new development; the top floor flats have one bedroom each at the rear (the other window lights a bathroom).
- 3.5.2 There would be a loss of daylight outside the BRE guidelines to all but one of these bedrooms. On the ground floor the relative vertical sky component losses range from 18% to 43%. On the first floor the relative losses are greater, 63-65%. These losses are significantly worse than for the consented scheme.
- 3.5.3 Point 2 have sought to justify this loss of light in a number of ways. They point out that there is a high wall opposite the ground floor windows and that the average daylight factor (ADF) approach should be used instead. The BRE guidelines do not recommend the use of ADF for existing buildings. The vertical sky component (VSC) approach should be used. Paradoxically, the high wall ought to make it easier to comply with the BRE guidelines because it reduces the existing VSC. This is why the relative loss of light is worse on the first floor, because there is no existing wall to block the light.
- 3.5.4 Even if ADF is chosen as the yardstick, the results still show a significant loss of amenity. On the ground floor existing ADFs are 2.1-2.3%, above the 2% recommended in the British Standard Code of Practice for daylighting, BS8206 Part 2 for rooms to have a predominantly daylight appearance. They would drop to 1.0-1.2%, only just above the minimum recommended. The British Standard states that this minimum is 'even if a predominantly daylight appearance is not required'. On the first floor the results are even worse; ADFs are currently on the minimum 1.0% and would drop to 0.4%, well below the minimum.
- 3.5.5 Point 2 also suggest that lower vertical sky components would be acceptable for the ground floor flats because the council had approved the 2010 development which was accompanied by a report by DPA (Delva Patman Associates). The DPA report contained a mistake (probably in overestimating the height of the boundary wall relative to the windows) which resulted in artificially low 'existing' vertical sky components being predicted for these windows. However DPA's mistake also resulted in the loss of light to the windows being substantially underestimated. Their figures gave very little difference in VSC between the existing situation and the 2010 scheme, so it is not surprising that the council were not so concerned about these windows. Accordingly Point 2's argument is incorrect.
- 3.5.6 Finally Point 2 suggest that the absolute VSC reduction between the consented and proposed schemes is small, 5% for the first floor windows. However this is because the consented scheme already takes away a lot of light; a 5% drop represents around 28% of the light they would have



received with the consented scheme, which would be noticeable. Residents of Prime Zone Mews will actually experience the difference between 'existing' and 'proposed', an absolute reduction of 22% and relative reduction of 63-65%.

- 3.5.7 Accordingly Point 2's conclusion of a negligible to minor effect on daylight is incorrect.
- 3.5.8 These rooms would also experience significant overlooking. The proposed Block A is only 9 metres from the ground floor windows and 12 metres from the first floor ones. It has balconies running up it (not shown in the drawing in Make Architects' privacy statement) and people would be able to sit on their balconies and look directly into the bedrooms of Prime Zone Mews.
- 3.5.9 Make Architects have suggested that the wall in front of the ground floor bedrooms would prevent overlooking from Block A into these rooms. This is not correct; measurements of the actual wall height show that an observer at second floor level (7.1m above ground) and above would be able to see into the ground floor bedrooms. The first floor bedrooms have no wall in front of them so there would be completely unobstructed overlooking in that case.
- 3.5.10 There would also be overlooking to some of the private amenity spaces to flats in Prime Zone A. People in some of the new flats would be able to look down onto the ground level gardens, first floor level balconies, and also the outdoor amenity areas at second floor level in the roofspace.
- 3.5.11 Make Architects propose using trained trees on a trellis as a privacy screen, though they do not mention its height or where it would be. It would have to be very tall to block overlooking from the top of Block A. If implemented, it would create a substantial additional loss of daylight to Prime Zone Mews, particularly to the ground floor bedrooms.

3.6 Conclusions: loss of light and privacy

- 3.6.1 There would be major adverse impacts to 5-9 Weston Park where the ground floor rooms would lose significant daylight, and the gardens would be severely overshadowed and also overlooked. There would also be substantial adverse effects to Prime Zone Mews B where the bedrooms would have large losses of daylight as well as much reduced privacy; and 13 Haringey Park where there would be some daylight losses and the garden would be overshadowed and overlooked. Point 2 have wrongly concluded that the impact on all these properties is negligible or minor. Point 2's overall conclusion, that the 'Proposed Development will relate well to the neighbouring residential properties and gardens and fall within the practical application of the BRE guidelines' is incorrect.
- 3.6.2 Make Architects' privacy report has also come to incorrect conclusions about the loss of privacy to 5-9 Weston Park, 25-29 Weston Park, 13 Haringey Park and Prime Zone Mews. There would be significant impacts on privacy which have not been adequately addressed by the proposed mitigation measures.



4 Conclusions

- 4.1.1 This report has analysed the Point 2 Surveyors Ltd report 'Hornsey Town Hall: Daylight, Sunlight and Overshadowing Report', dated July 2017. The assessment has been carried out against the guidelines in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'. An assessment has also been carried out of the 'Hornsey Town Hall supplementary statement on overlooking and privacy' by Make Architects.
- 4.1.2 This report focuses on the properties that could have a significant loss of light, and impact on privacy, at 5-9 and 25-29 Weston Park, Prime Zone Mews, and 13 Haringey Park.
- 4.1.3 At 5-9 Weston Park, ground floor rooms at the rear (living rooms and kitchens) would have sizeable reductions in daylight, caused by the new mews block. The vertical sky components are all worse than for the consented scheme. The living room in 7 Weston Park would also lose all its winter sunlight.
- 4.1.4 There would also be a major loss of sunlight to the gardens to these three properties. Currently over half of each garden can receive two hours sun on March 21, in line with the BRE guideline. Following redevelopment very little of them could; this represents a very substantial reduction in each case. The proximity of the new development, with a three storey building close to the garden wall, would also be expected to have an overbearing impact on the gardens with a heightened appearance of enclosure.
- 4.1.5 There would also be a significant loss of privacy to the gardens of 5-9 Weston Park. People on the top two floors of the mews houses would be able to look out of windows in small extensions at the sides of the building down on to the gardens directly below them. This would constitute a substantial increase in overlooking and loss of privacy. There would also be unwanted overlooking of the southern part of the much longer garden to number 11 from the easternmost balcony on the other side of the mews building.
- 4.1.6 There are predicted to be losses of daylight outside the BRE guidelines to six rooms in 25-29 Weston Park. Losses of light would be worse than for the consented scheme. There would also be an overbearing impact (with the five storey wall of Block A close to the end of the gardens) and overlooking.
- 4.1.7 At 13 Haringey Park, there would be a substantial loss of daylight (over half their vertical sky component) to two windows in the side elevation although both appear to light rooms with another window in them. The rear room, which Point 2 state is a dining room, would lose over half its sunlight. There is another dining room on the ground floor at the rear which would have a significant loss of daylight.
- 4.1.8 There would be significant overlooking and loss of privacy to 13 Haringey Park as a result of Block A of the new development. Residents of Block A would be able to sit on their balconies and look directly down into the garden of 13 Haringey Park and into its side windows. The garden to 13 Haringey Park would also have a significant loss of sunlight, outside the BRE guidelines.
- 4.1.9 Bedrooms at the rear of Prime Zone Mews would have substantial reductions of daylight, losing over half their light in some cases. These losses are significantly worse than for the consented scheme. These rooms would also experience significant overlooking from the proposed Block A



close by. People would be able to sit on their balconies and look directly into the bedrooms of Prime Zone Mews. There is a proposal to use trained trees on a trellis as a privacy screen, but if implemented, this would create a substantial additional loss of daylight, particularly to the ground floor bedrooms.

- 4.1.10 Point 2 have concluded that the impact on all these properties is negligible or minor. In fact there would be major adverse impacts to 5-9 Weston Park where the ground floor rooms would lose significant daylight, and the gardens would be severely overshadowed and also overlooked. There would also be substantial adverse effects to Prime Zone Mews B where the bedrooms would have large losses of daylight as well as much reduced privacy; and 13 Haringey Park where there would be some daylight losses and the garden would be overshadowed and overlooked. Point 2's overall conclusion, that the 'Proposed Development will relate well to the neighbouring residential properties and gardens and fall within the practical application of the BRE guidelines' is incorrect.
- 4.1.11 Make Architects' privacy report has also come to incorrect conclusions about the loss of privacy to 5-9 Weston Park, 25-29 Weston Park, 13 Haringey Park and Prime Zone Mews. There would be significant impacts on privacy which have not been adequately addressed by the proposed mitigation measures. These impacts would be contrary to policy DM1 of Haringey's Local Plan, which requires a high standard of privacy for a development's neighbours.

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Daylight and Sunlight Opinion

London Borough of Haringey

Hornsey Town Hall
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29 November 2017

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Executive Summary

- Review of the daylight and sunlight results submitted with the Point 2 Surveyors' Hornsey Town Hall Sunlight and Daylight Assessment (July 2017), shows that the majority of neighbouring properties (95%) will remain compliant with the guidance given in the BRE Report.
- Both the Point 2 Surveyors' Assessment and the BRE Client Report (November 2017) have highlighted the natural light restrictions within the habitable rooms of:
 - 5 to 9 (odds inclusive) Weston Park,
 - 25 to 29 (odds inclusive) Weston Park,
 - Prime Zone Mews B, and
 - 13 Haringey Park.
- Our evaluation of the results for the above properties concludes that; while there are transgressions of the BRE Report guidance the daylight and sunlight amenity retained by the neighbouring properties is appropriate. The evaluation takes into account the proximity of the neighbouring buildings to the development site, the urban location, a review of the current site conditions and our experience of daylight and sunlight amenity typical in urban environments.

Daylight and Sunlight Opinion, 29 November 2017
London Borough of Haringey, Hornsey Town Hall, The Broadway London N8 9JJ

Contents

Section		Page
1	INSTRUCTIONS AND BRIEF	5
2	PLANNING POLICY AND GUIDANCE	5
3	REVIEW	6
4	CONCLUSION	13

Daylight and Sunlight Opinion, 29 November 2017
London Borough of Haringey, Hornsey Town Hall, The Broadway London N8 9JJ

Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

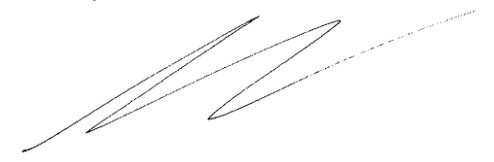
This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business Director.

DATE

29 Nov 2017

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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INSTRUCTIONS AND BRIEF

1.1 In accordance with instructions received from the London Borough of Haringey, we have undertaken a review of the daylight and sunlight impacts on the surrounding neighbouring properties caused by the Proposed Development of the Hornsey Town Hall ('the Proposed Development');

1. Review the findings of the daylight, sunlight and overshadowing EIA Report dated July 2017 compiled by Point 2 Surveyors (P2).
2. Review the BRE Client Report dated November 2017 ('Client Report') undertaken on behalf of Dr Paul Toyne of 27 Weston Park.
3. Having regard to the location, express a professional opinion as to whether the Development impacts upon daylight, sunlight and overshadowing amenity to neighbouring receptors.

1.2 We have received the following documents and used them in preparing this report:

- Hornsey Town Hall Sunlight and Daylight Assessment dated July 2017 ('the P2 Report').
- BRE Client Report dated November 2017 ('Client Report').
- Response to the BRE Client Report prepared by P2, dated 13th November 2017 ('the P2 Response').

1.3 Our opinion is based on the information detailed above and the appendices appended to the P2 Report. We have not been instructed to undertake any technical analysis to verify the results submitted.

2 PLANNING POLICY AND GUIDANCE

2.1 The relevant national, regional and local planning policies have been referred to within the submitted planning application documents and are not repeated here.

2.2 Guidance on the interpretation and testing for daylight and Sunlight is given in the Building Research Establishment Report "Site Layout Planning for Daylight and Sunlight: A guide to good practice" Second Edition (2011) (the 'BRE Report'). This guidance for daylight, sunlight and overshadowing is discussed fully within the P2 Report and in the Client Report and are not repeated here.

3 REVIEW

3.1 Neighbouring Receptors

- 3.1.1 The P2 Report discusses daylight, sunlight and overshadowing amenity to the properties neighbouring the Proposed Development. Overall, the chapter shows that overall there will be limited impact on the existing daylight, sunlight and overshadowing of the neighbouring receptors with 95% of the tested windows complying with BRE Report guidance for daylight and sunlight amenity.
- 3.1.2 P2 have tested daylight amenity using the Vertical Sky Component (VSC), No Sky Line/Daylight Distribution (DD) and Average Daylight Factor (ADF) tests and sunlight amenity using the Annual Probable Sunlight Hours (APSH) tests. These assessments are discussed in the BRE Report and, where appropriate, we agree with the tests used.
- 3.1.3 As discussed in the Client Report, the use of ADF tests for existing neighbouring properties is not supported by the BRE Report guidance. As such the findings of the ADF analysis should not carry any weight when determining the effects of the Proposed Development on the neighbouring properties. Our review of the P2 report does not take these ADF findings into account.
- 3.1.4 P2 have provided spreadsheets with the DD values within the rooms served by the tested windows. When discussing daylight amenity within neighbouring properties the BRE Report states that:
- “Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the ‘no sky line’ in each of the main rooms.”*
- 3.1.5 Despite discussing daylight distribution and providing the analysis spreadsheets, no evidence was provided in the P2 Report showing the interior arrangements of the properties analysed. However, the P2 Response does reference research of the neighbouring properties in key locations.
- 3.1.6 Generally speaking, where the internal arrangements of neighbouring properties cannot be verified through desktop research or internal inspection, DD analysis should not be undertaken. Given the omission of drawings showing the internal arrangements used for the DD analysis the results of this analysis cannot be verified.
- 3.1.7 The P2 Report considers the effect of the Proposed Development in the current site conditions and against the conditions documented for approved planning applications HGY/2013/0694 and HGY/2013/1384 (‘the Consented Development’).

3.1.8 As highlighted in the Client Report the use of the previous Consented Development as an alternative baseline target is not supported by the BRE Report. However, in our opinion, the findings of the comparative exercise should not be wholly dismissed. While the application of a 0.8 retention factor is unjustified, comparison with the impact of the Consented Development particularly the absolute values is helpful.

3.1.9 P2 have applied significance to the results for each property dependent upon both VSC and DD analysis. Their analysis shows that the majority of impacts will be negligible and, given our review of the VSC values submitted with the P2 Report, we would agree with P2s' significance apportionment for the following properties:

- 1 to 19 (odds inclusive) The Broadway,
- 28 to 44 (evens inclusive) The Broadway,
- 1, 2 and 3 Rose Place,
- 31 and 33 Weston Park,
- Prime Zone Mews A,
- 14 Haringey Park,
- 29, 30 and 31 Haringey Park, and
- 2 to 10 (evens inclusive) Hatherley Gardens.

3.1.10 The P2 Report and the P2 Response, together with the Client Report focus on the daylight and sunlight assessments of 5, 7 and 9 Weston Park, 25, 27 and 29 Weston Park, Prime Zone Mews B, and 13 Haringey Park. Our commentary has also been limited to these properties.

3.1.11 Review of the current site conditions shows that the neighbouring properties benefit from the open and low level nature of the Proposed Development site. This leads to the neighbouring windows experiencing daylight levels inconsistent with urban expectations. Historically VSC levels between 15% and 21% are typical experienced in urban environments. Study of the results appended to the P2 Report show that many of the neighbouring windows experience VSC results of 35% or above. This is very close to the 39% maximum VSC values seen for windows with no obstructions. Many of the reductions experienced by the neighbouring properties are due to the disparity between the undeveloped nature of the Proposed Development site and typical urban environments where buildings are closer together.

3.2 5 Weston Park

3.2.1 The P2 Report highlights the following transgressions of the BRE Report guidance:

- VSC transgression to one rear ground floor window, W4/500, assumed to serve a kitchen,
- sunlight transgressions to two windows (W1/500 and W2/500), and
- a reduction in the amount of sunlight striking the garden on the 21 March.

Daylight

- 3.2.2 Window W4/500 will see a reduction in VSC from 27.94% to 18.17%. While the internal arrangement details for this property were not obtained it is clear from the design of the building that the main living spaces will be to the front of the property and will be unaffected by the Proposed Development.
- 3.2.3 Review of online aerial imagery¹ indicates that window W4/500 is one of three serving the kitchen. P2 have not undertaken analysis of these additional windows (refer to Figure 1 below). Given the VSC compliance of the remaining rear windows it is probable that these windows will retain VSC levels commensurate with the remainder of the property. Daylight provision afforded by the additional windows into the kitchen means the daylight amenity within the room is likely to remain at an appropriate level. Using the Environmental Impact Assessment criteria discussed in Appendix I of the BRE Report² we would agree with the P2 Report that the transgression is negligible to minor adverse.



Figure 1: Additional windows serving ground floor kitchen (Bing Maps imagery)

Sunlight

- 3.2.4 APSH transgressions are noted for W1/500 and W2/500 at ground floor. Both of these windows will see a reduction in their winter sunlight amenity, however, annual sunlight amenity will remain at levels (34% and 50%) in excess of the 25% BRE Report guidance.

¹ www.Bing.com/Maps

² BRE Report Appendix I Environmental Impact Assessment, Paragraph I5

- 3.2.5 Winter sunlight compliance is notoriously difficult in urban areas where there are a greater number of obstructions effecting direct sunlight access in the winter months when the sun is low in the sky. We would consider the values retained to be consistent with urban expectations and considering the compliance levels of the remaining windows consider the effects to be minor adverse.

Overshadowing

- 3.2.6 The overshadowing assessment of the garden shows a significant reduction in the sunlight availability on 21 March. The reduction is beyond the BRE Report guidance. The P2 Report has studied a comparison of the current site conditions with those that would exist with the Proposed Development in place. Two factors should be considered when assessing the significance of the impacts detailed in the assessment.
- 3.2.7 Firstly, a study of historic imagery (Figure 2 below) shows that a 2 storey building existed on part of the Proposed Development site adjacent to the boundary wall of 5 Weston Park. This building was removed in 2012. This building would have had a noticeable effect on the area of the garden that could receive direct sunlight on 21 March. It is likely that comparison with the sunlight amenity received pre 2012 would illustrate less change.
- 3.2.8 Secondly, comparison with the Consented Development shows comparable results. While the percentage reduction is greater, the practical difference, 9% lit to 3.7% lit, would have very little impact on the enjoyment of the space.

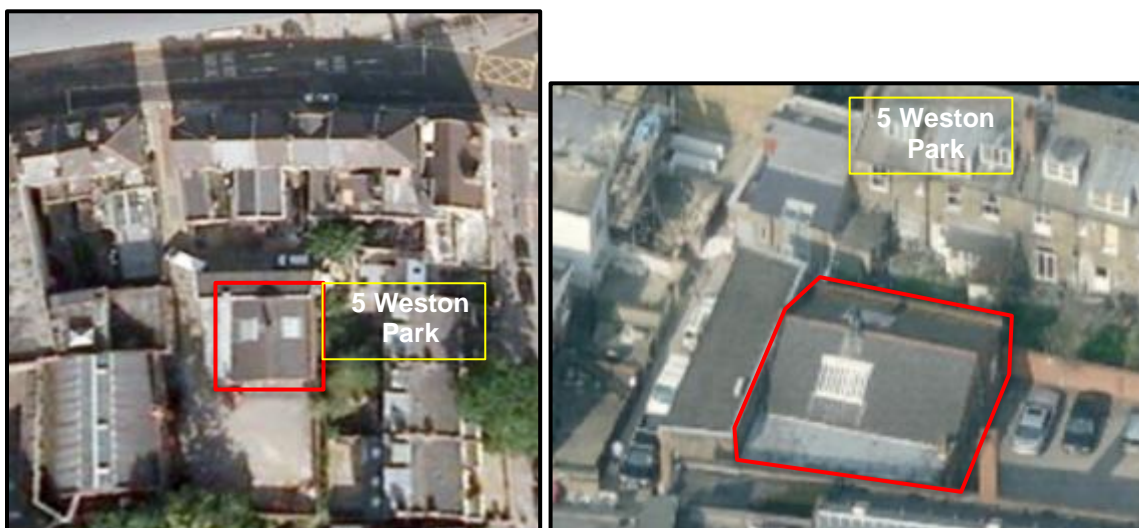


Figure 2: Previous building on site (Bing Maps imagery dated 2012)

- 3.2.9 Given the urban context, the pre 2012 amenity and the comparative results with the Consented Development we would consider the effect on the overshadowing to be minor to moderate adverse.

3.3 7 Weston Park

3.3.1 The P2 Report shows:

- VSC transgression to window W1/510, 26.94% VSC reduced to 17.16%,
- VSC transgression to window W4/510, 24.47% VSC reduced to 15.78%,
- APSH transgressions to windows W1/510 and W4/510, winter sun levels reduced to below BRE Report 5% guidance,
- Overshadowing transgression on 21 March.

3.3.2 Daylight and sunlight effects to 7 Weston Park are considered to be minor adverse. Overshadowing is considered to be moderate adverse.

Daylight

3.3.3 Both VSC transgressions show that the windows studied will retain VSC levels consistent with levels often seen in urban locations. Historically, studies have shown that VSC values between 15% and 21% are common in urban locations. Additionally, online aerial imagery shows that window W4/510, identified in the Client Report as serving a living room, is a glazed door. While internal arrangement details have not been provided by either P2 or BRE it is unlikely that this glazed door is the only natural light source to the living space.

Sunlight

3.3.4 As with 5 Weston Park, the APSH transgressions are limited to winter sunlight access. Once again, APSH winter compliance is difficult in urban environments. We consider the retained sunlight levels to be commensurate with urban expectations.

Overshadowing

3.3.5 As with its neighbour, overshadowing of the rear garden on 21 March will be significant. However, comparison with the Consented Development shows comparable results. While the percentage reduction is greater, 12.8% lit to 3.1% lit, the difference would have very little bearing on the enjoyment of the space.

3.4 9 Weston Park

3.4.1 The P2 Report shows:

- VSC transgression to window W2/520, 28.52% VSC reduced to 14.04%,
- VSC transgression to window W4/520, 27.50% VSC reduced to 15.43%,
- Overshadowing transgression on 21 March.

- 3.4.2 We consider the daylight effects to 9 Weston Park to be negligible to minor adverse. Overshadowing is considered to be moderate adverse.

Daylight

- 3.4.3 Study of the rear elevation of 9 Weston Park shows the ground floor rooms are served by skylights in addition to the windows overlooking the Proposed Development. While there will be reductions to the VSC values of two windows, the daylight amenity afforded by the skylights should ensure the rooms retain appropriate daylight amenity.

Overshadowing

- 3.4.4 The overshadowing analysis shows a significant reduction in sunlight amenity on 21 March. However, comparison with the Consented Development should not be totally ignored. The effects of the Consented Development were considerable. The Proposed Development would lead to a similar effect.

3.5 25, 27 and 29 Weston Park

- 3.5.1 VSC analysis shows only two transgressions. These transgressions occur to two windows serving the ground floor kitchen/diner at 27 Weston Park. However, the room is served by 6 other windows which will comply with the BRE Report guidance. As such the effect on the daylight within the room would be negligible.
- 3.5.2 DD analysis was undertaken for all three properties, however, details of the interior arrangements were only obtained for 27 Weston Park. The analysis for this property shows BRE Report compliance for all but one room. The use of room R1/702 has not been marked on the analysis spreadsheets but it is assumed that the room is a bedroom. The BRE Report considers daylight to bedrooms to be less important than that to living space.
- 3.5.3 DD analysis of the assumed rooms in 25 and 29 Weston Park indicates four rooms that may see minor transgressions to their current daylight penetration values. The results show that the rooms, the majority of which are likely to be bedrooms, will continue to receive direct daylight access to the majority of the space.
- 3.5.4 Daylight effects to 25, 27 and 29 Weston Park are considered to be negligible.

3.6 Prime Zone Mews B

- 3.6.1 The P2 analysis shows that all the bedrooms overlooking the Proposed Development will see significant reductions in their VSC and DD values. Reductions to the sunlight amenity are also noted.
- 3.6.2 Study of the location of this property shows that it is very close, approximately 2 metres, to the boundary of the Proposed Development and will see restrictions to the ground floor rooms in the current conditions due to the height and proximity of the boundary wall.
- 3.6.3 P2 have undertaken analysis comparing the amenity attributable in the 'current' site conditions and those that would occur in the proposed conditions. As stated above, Prime Zone Mews B is very close to the site boundary, as such, it is reliant on the daylight and sunlight amenity afforded by the undeveloped site. The BRE Report provides guidance within section 2.3 and at Appendix F for the setting of alternative target values where this occurs. If this guidance has been followed the results do not form part of the P2 Report.
- 3.6.4 Study of the site shows that the current daylight and sunlight amenity to Prime Zone Mews B will see restrictions not accounted for in the P2 Report. Figure 3 below shows relatively dense foliage and a mature tree along the boundary with the Proposed Development site. While there is no provision within the BRE Report to allow for the effects of this vegetation it would have a practical effect on the current natural light amenity experienced by these properties.



Figure 3: Foliage adjacent to Prime Zone Mews B

- 3.6.5 We understand that this foliage will be removed as part of the Proposed Development. Whilst the Proposed Development will be greater in height than the vegetation it does step back from the boundary. Overall, it is probable that the VSC, DD and APSH values with the Proposed

Development in place will more closely resemble those currently experienced with the vegetation in place.

3.6.6 Whilst the effects would be noteworthy there are a number of points that should be considered when attributing significance:

- The main living space is to the front of each property and will remain unaffected by the Proposed Development,
- Daylight and sunlight to bedrooms is considered to be of lesser importance in the BRE Report,
- The property is in very close proximity to the Proposed Development site and is overly reliant on the light over the site. The guidance contained within the BRE Report for the setting of alternative target values has not been undertaken,
- The effects of current barriers, i.e. the vegetation along the boundary, have not been explored.

3.6.7 Taking the above factors into account we would consider the effects on Prime Zone Mews B to be moderate adverse.

3.7 13 Haringey Park

3.7.1 VSC and APSH analysis has highlighted transgressions to three windows. These windows, W9/80, W7/81 and W6/81 would see reductions in their current amenity beyond BRE Report guidance. However, the retained VSC values are, in our opinion, commensurate with urban expectations. Additionally, windows W7/81 and W6/81 serve rooms where daylight and sunlight provision is provided by additional windows.

3.7.2 APSH analysis shows that all rooms would retain BRE Report compliance.

3.7.3 Overall the effect of the Proposed Development on daylight amenity at 13 Haringey Park would be minor adverse.

4 **CONCLUSION**

4.1 The majority of the neighbouring properties will continue to receive adequate daylight and sunlight amenity with the Proposed Development in place. However, a small number of the surrounding properties, particularly Prime Zone Mews B will experience significant daylight reductions to windows overlooking the Development. Given the attributing factors detailed in paragraph 3.6.6, we consider the overall effect to be moderate adverse.

4.2 P2 have assessed daylight amenity using the DD and ADF tests. However, no drawings showing the no sky line contours or the room assumptions made have been provided and as such it is difficult to comment on the significance or validity of this part of the analysis.

Daylight and Sunlight Opinion, 29 November 2017
London Borough of Haringey, Hornsey Town Hall, The Broadway London N8 9JJ

- 4.3 Despite the shortcomings of the DD analysis, the VSC and APSH studies indicate that daylight and sunlight amenity to 95% of the windows studied will remain fully compliant with the guidance given in the BRE Report.

Appendix 11 – Site Plan

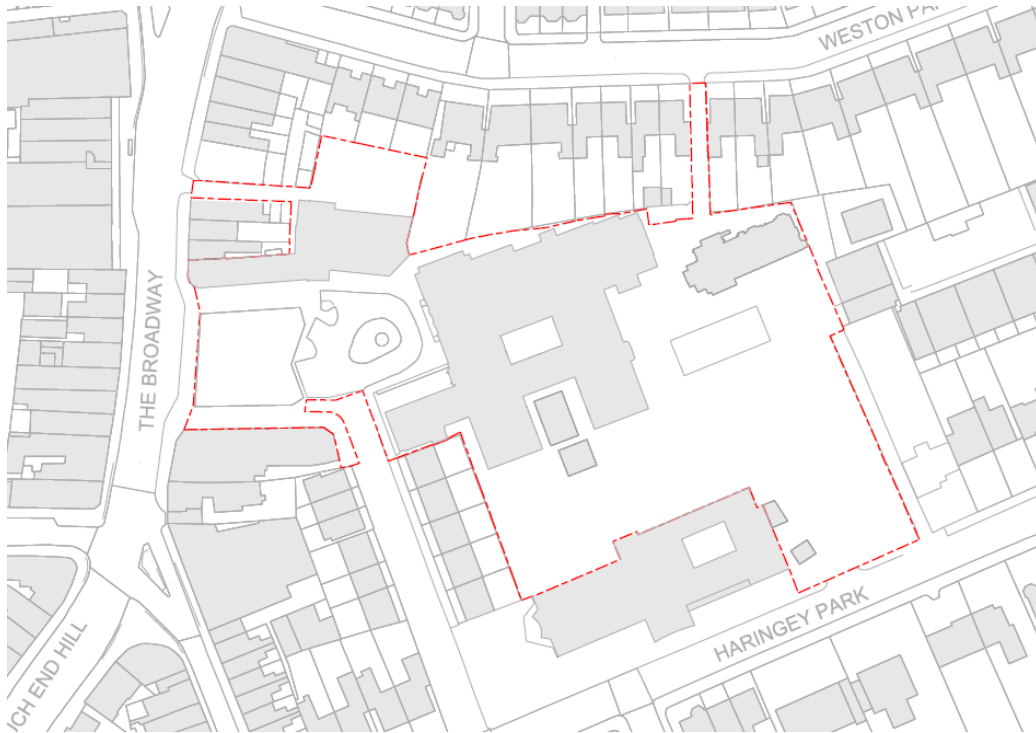


Image 1.1 – Site Location Plan

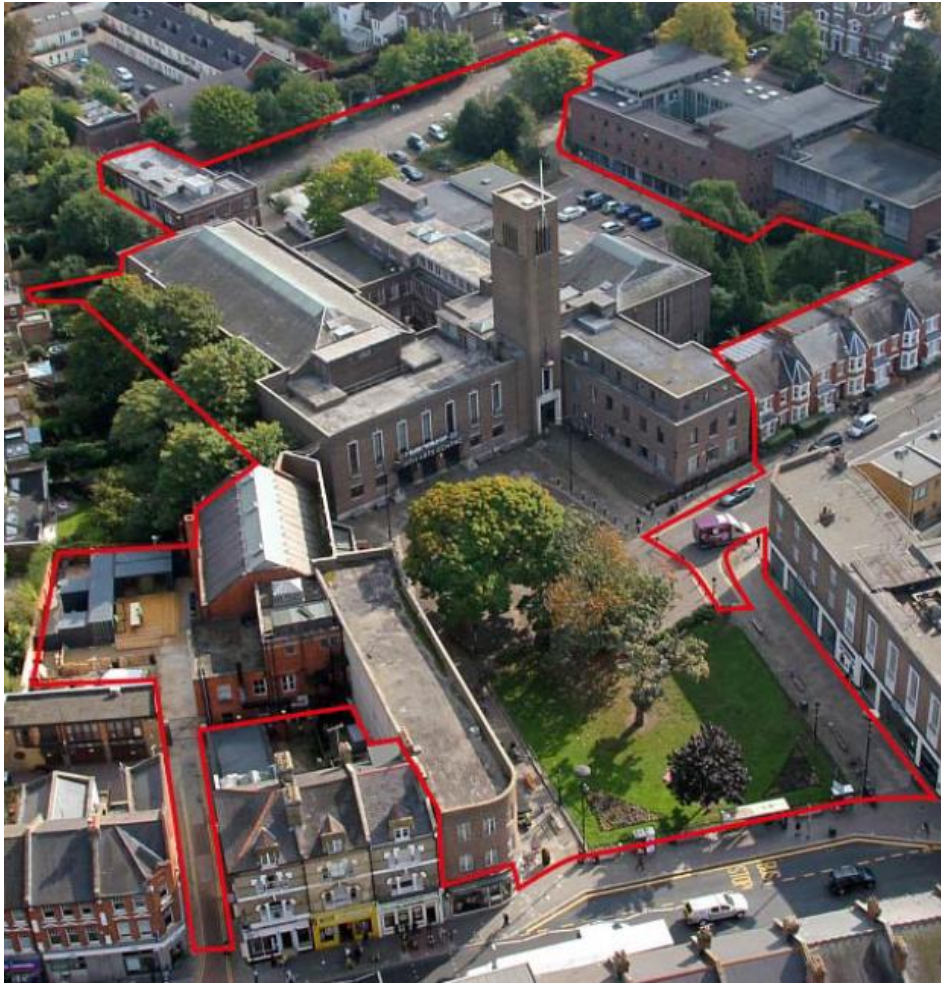


Image 1.2A – Existing Site – Historic Aerial Image (Red Line plan indicative)

Appendix 12 – Existing Site Images



Image 1.2 – Broadway Annex Building

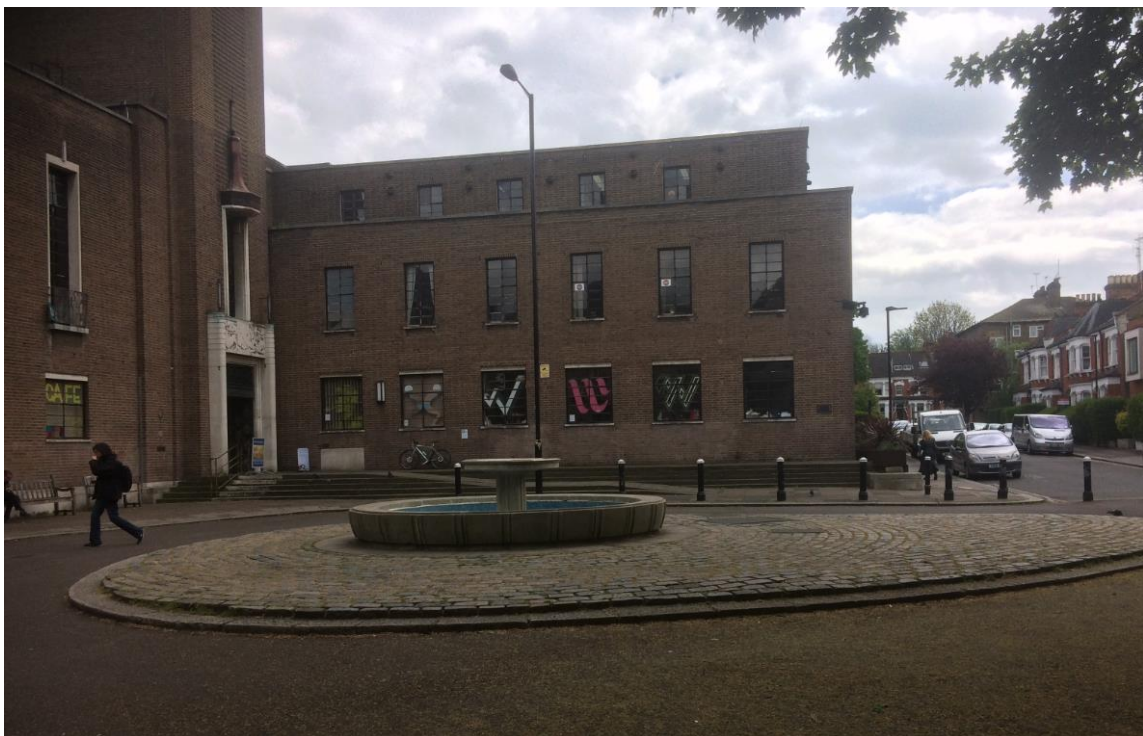


Image 1.3 – Town Hall West Wing



Image 1.4 – Assembly Hall



Image 1.5 – Access to Mayor's Parlour



Image 1.6 – Council Chamber



Image 1.7 – Weston Clinic



Image 1.8 – Weston Park Access



Image 1.9 – Town Hall (Rear Elevation and Service Access)



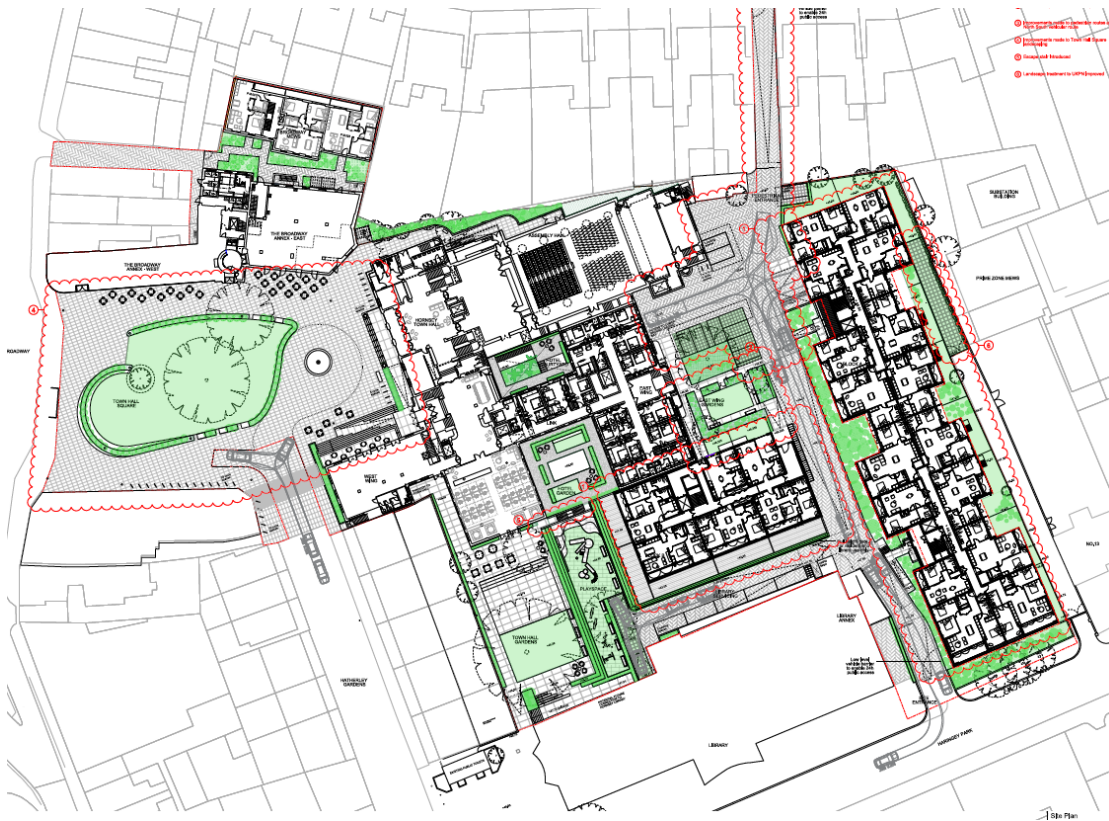
Image 1.10 – Town Hall site looking south to Haringey Park



Image 1.11 – Energy Centre



Plan 1.3 – Tree Protection and Removal Plan

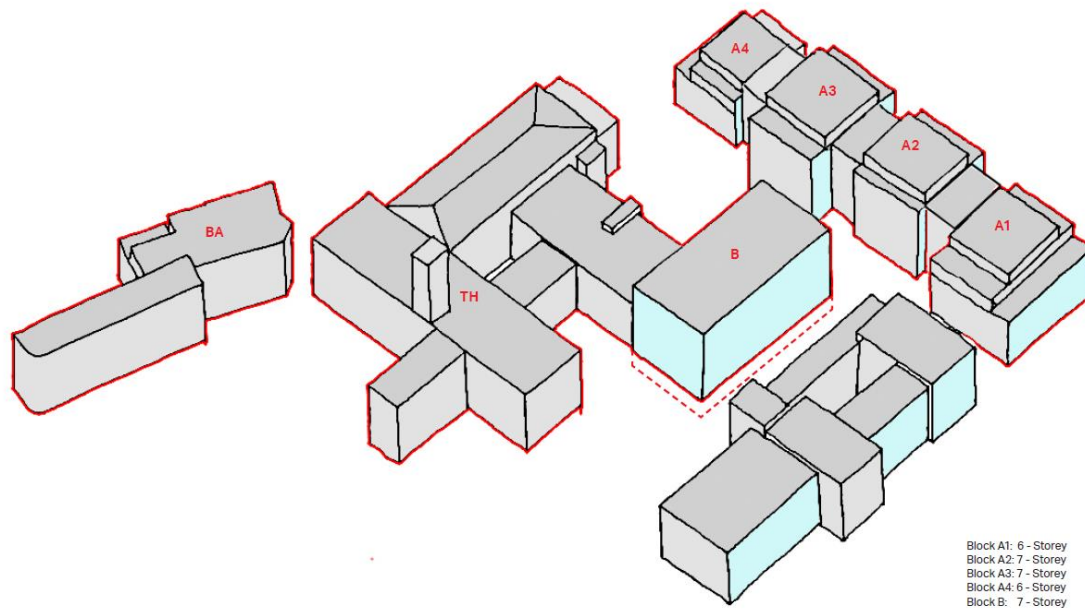


Plan 1.4 – Proposed Site Plan



Plan 1.5 – Town Hall Proposed Use Plan

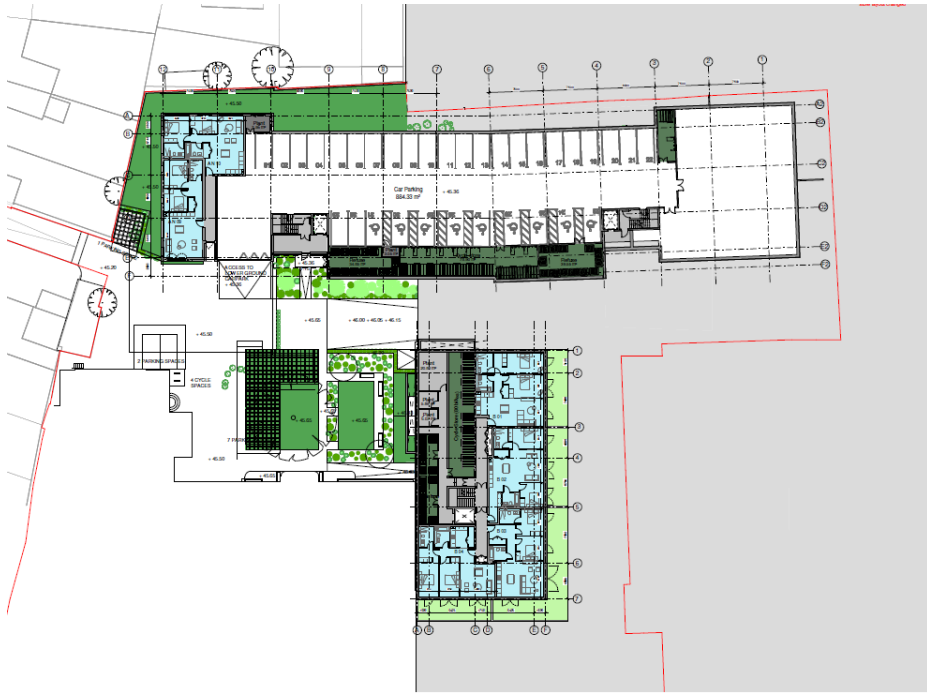




Plan 1.5A – Proposed Massing and Heights



Plan 1.5B – Proposed Access Routes



Plan 1.6 – Proposed Block A and B – Lower Ground Floor



Plan 1.7 – Proposed Block A and B – Ground Floor



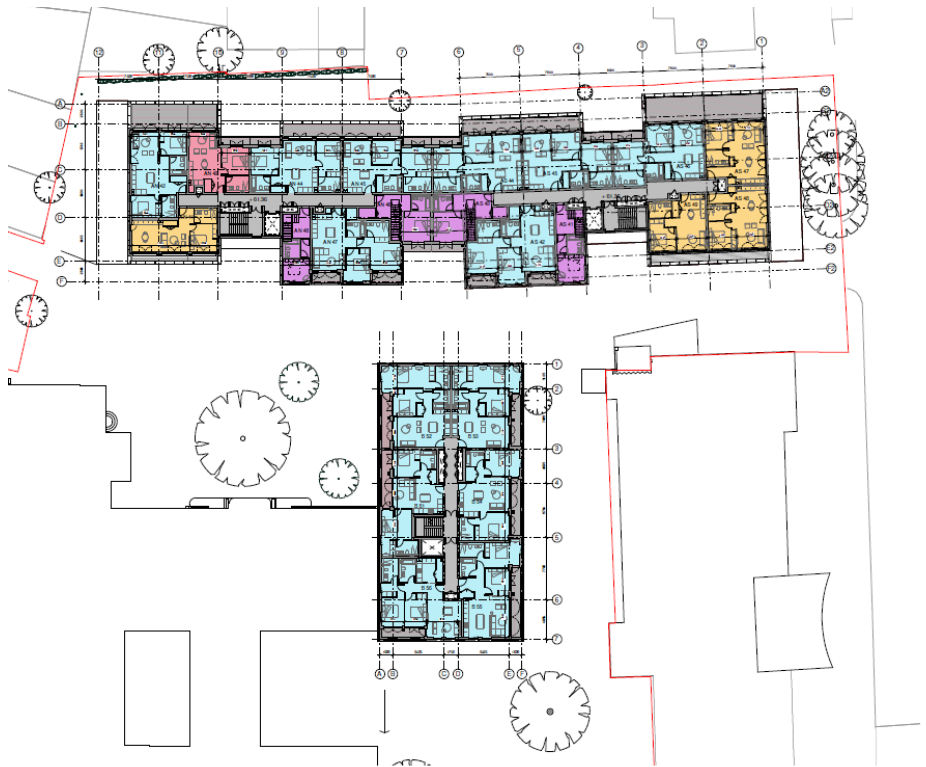
Plan 1.8 – Proposed Block A and B – Level 01



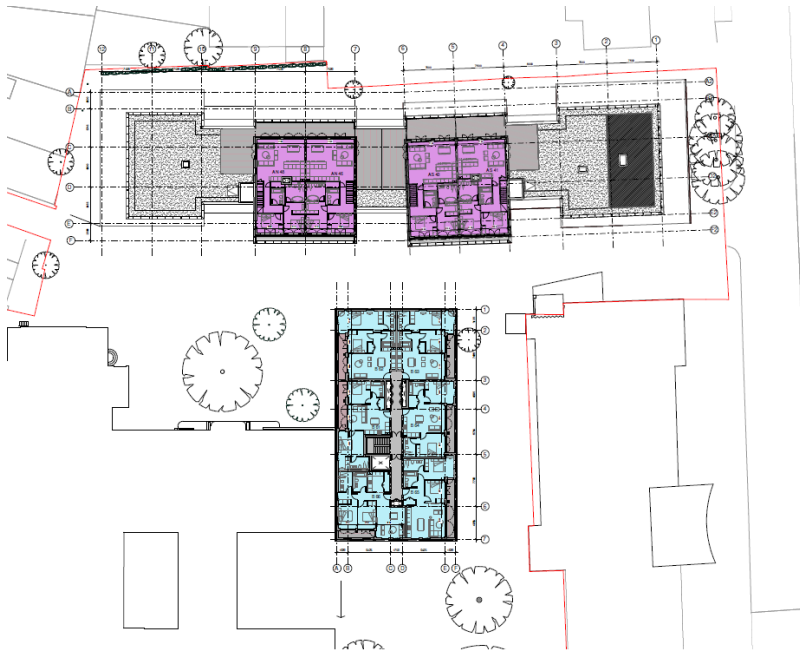
Plan 1.9 – Proposed Block A and B – Level 02



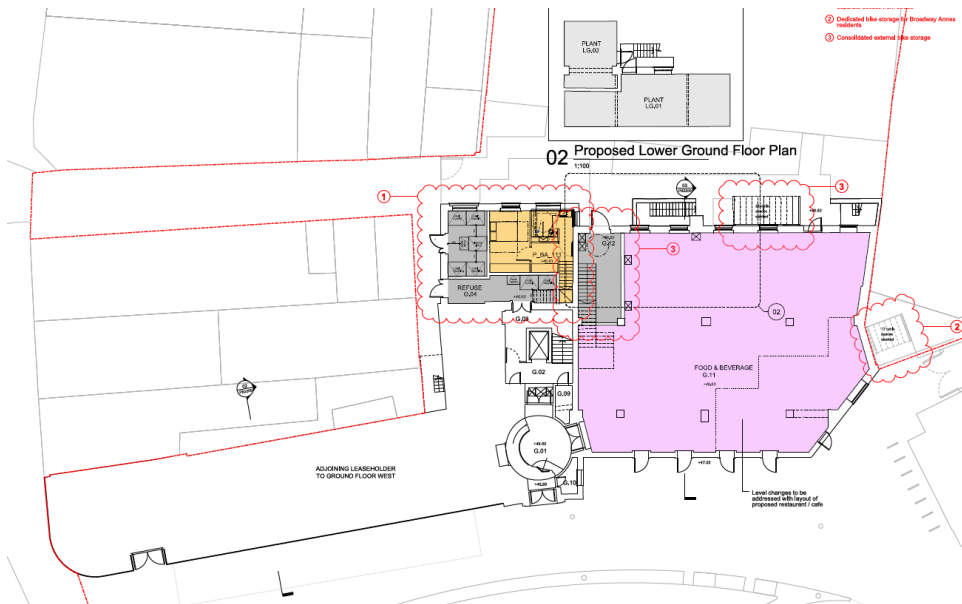
Plan 1.10 – Proposed Block A and B – Level 03



Plan 1.11 – Proposed Block A and B – Level 04



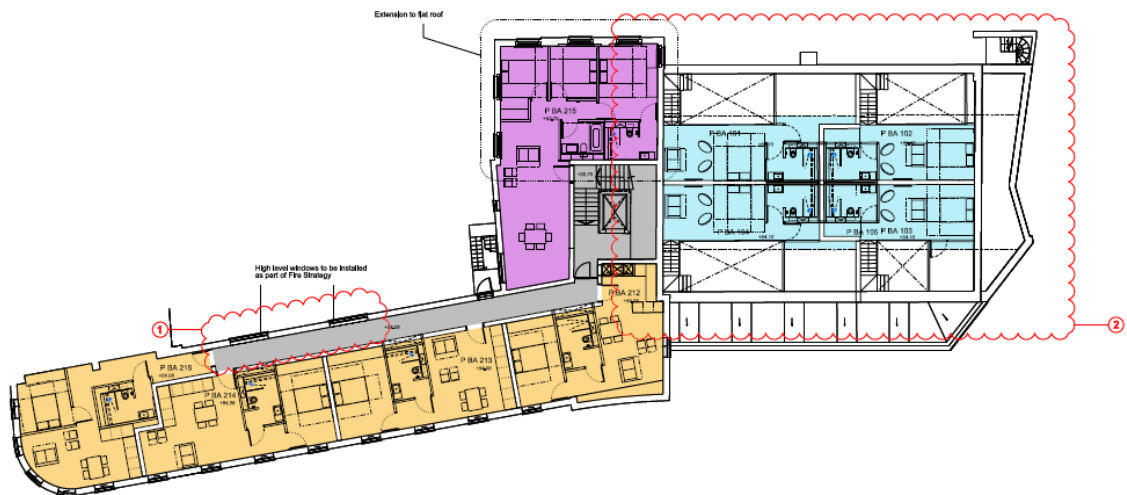
Plan 1.12 – Proposed Block A and B – Level 05



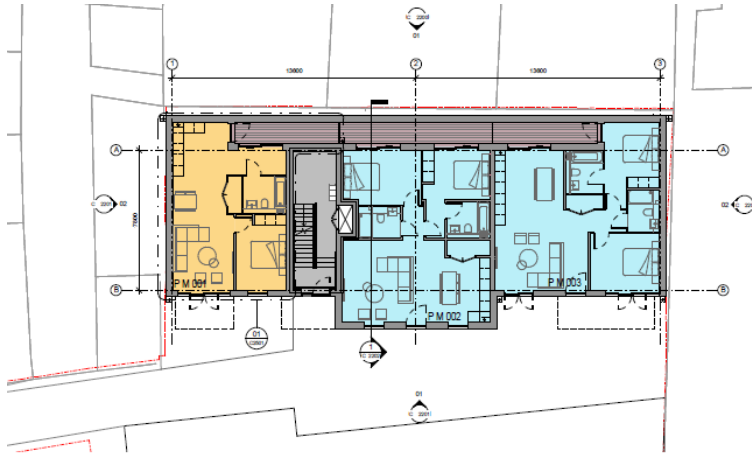
Plan 1.13 – Broadway Annex – Proposed Ground Floor



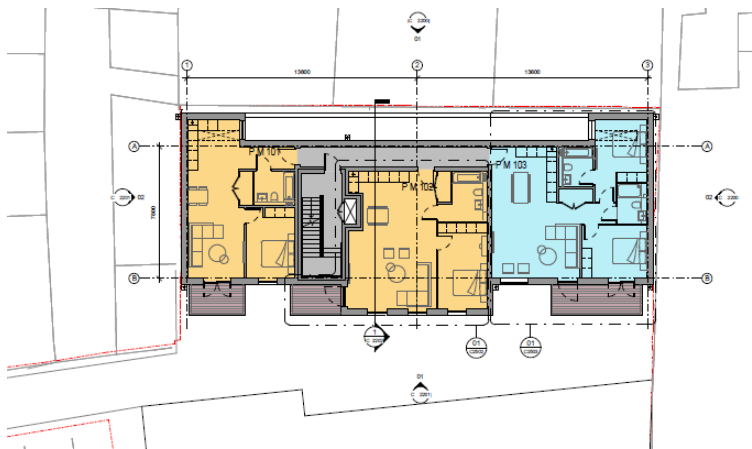
Plan 1.14 – Broadway Annex – Proposed First Floor



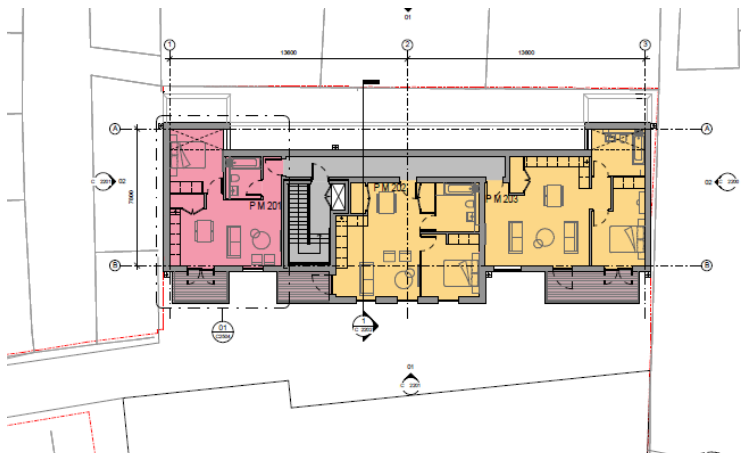
Plan 1.15 – Broadway Annex – Proposed Second Floor



Plan 1.16 – Mews – Proposed Ground Floor

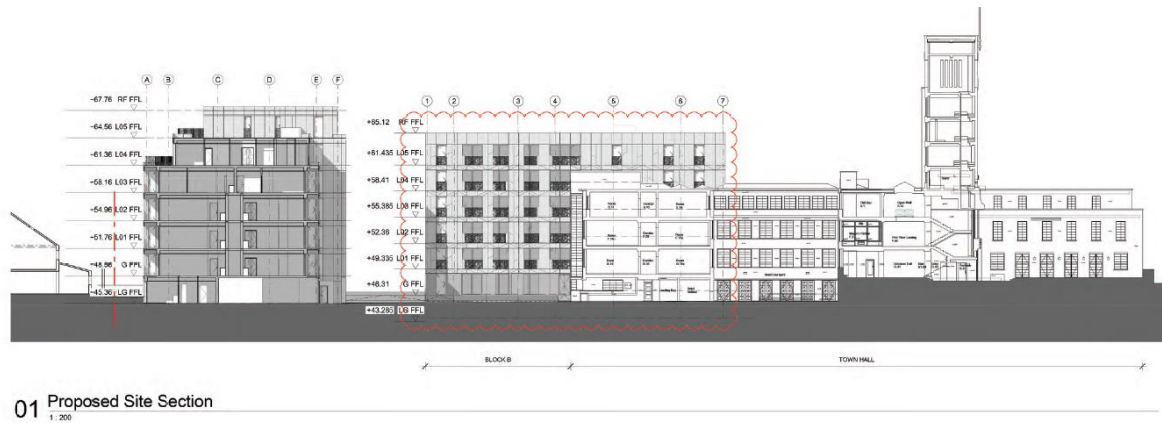


Plan 1.17 – Mews – Proposed First Floor

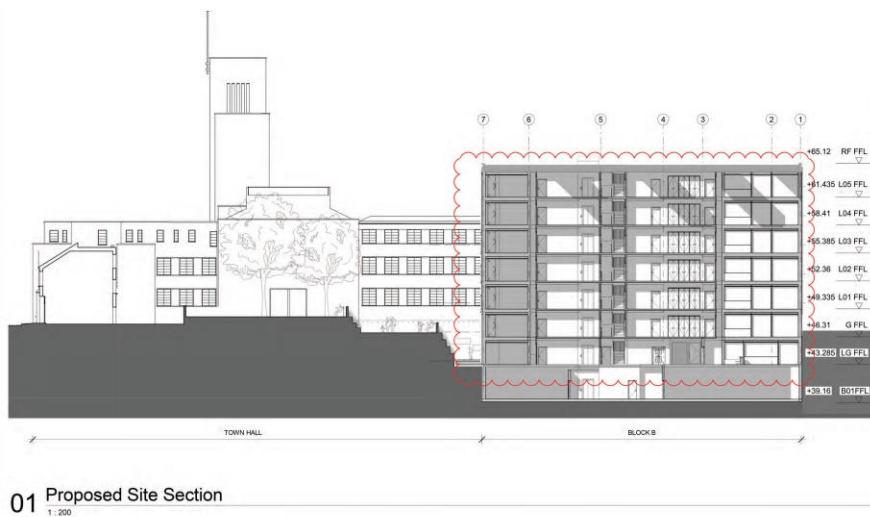


Plan 1.18 – Mews – Proposed Second Floor

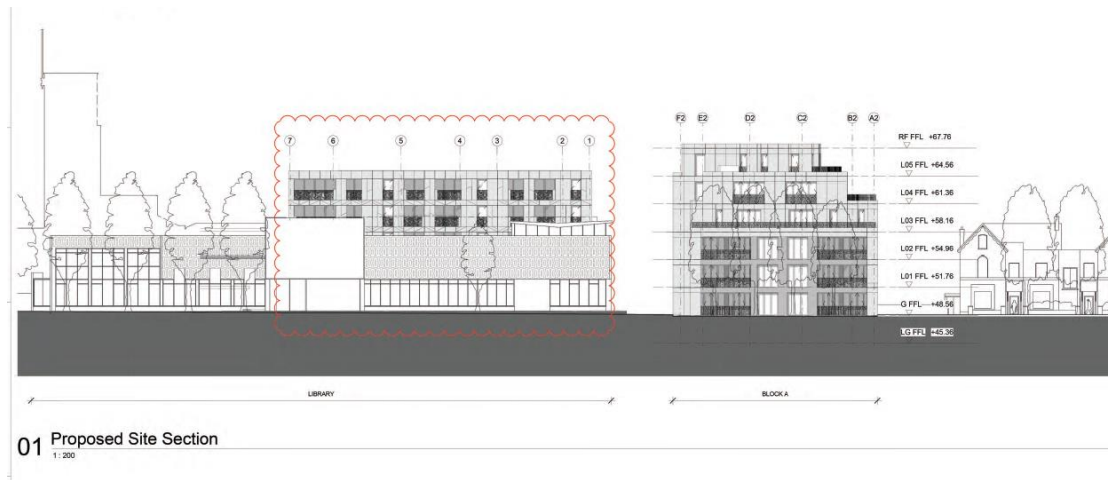
Appendix 14 - Elevations



Elevation 1.1 - Proposed Site Section – Looking South (Blocks A and B)



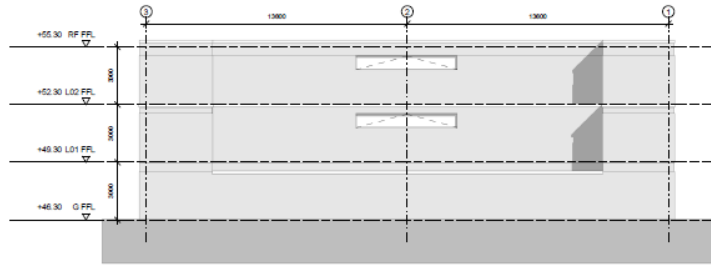
Elevation 1.2 – Proposed Site Section – Block B – (Looking North)



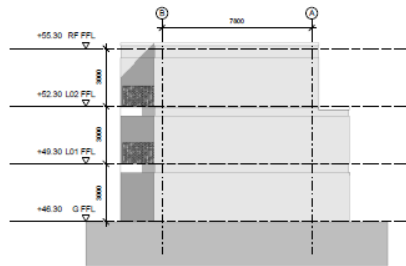
Elevation 1.3 – Site Section – (Looking North from Haringey Park)



Elevation 1.4 – Site Section – Looking West – Block A

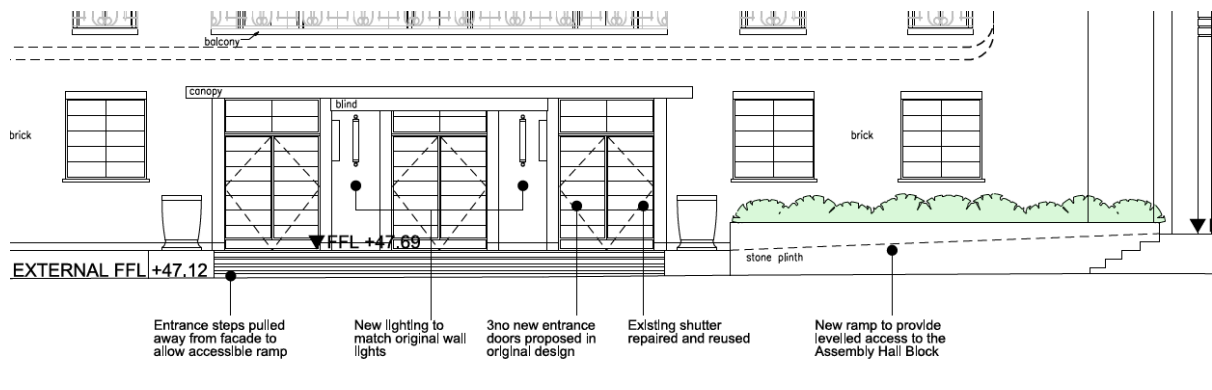


01 North Elevation
1:100



02 East Elevation
1:100

Elevation – Proposed Mews Block (Rear and Flank Elevation)



Elevation – Town Hall West Elevation (Proposed Alterations to entrance)

Appendix 15 – 3D Renders



Image 2.1 – Indicative 3D Image – Blocks A and B (looking east)



Image 2.3 – Indicative 3D Image – Block B (looking south)

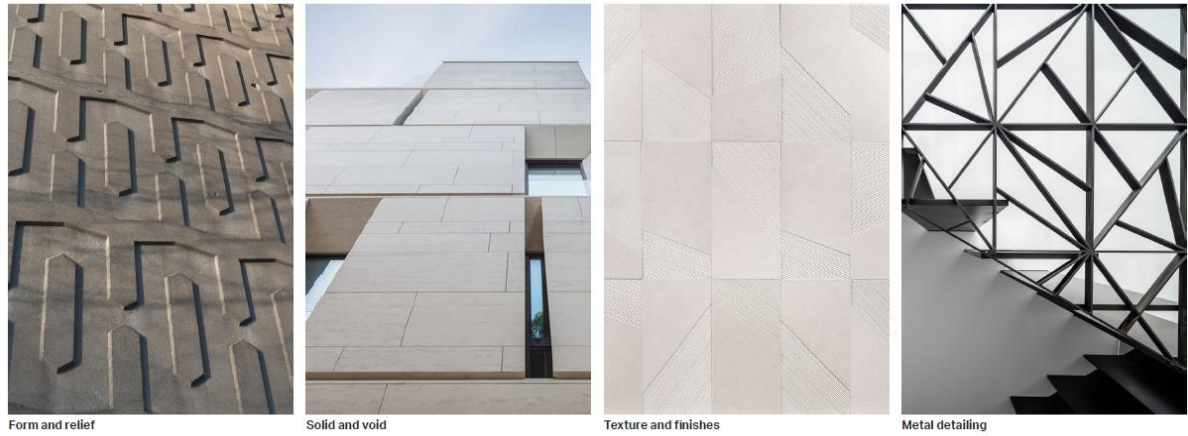


Image 2.4 – Indicative Materials Pallet.

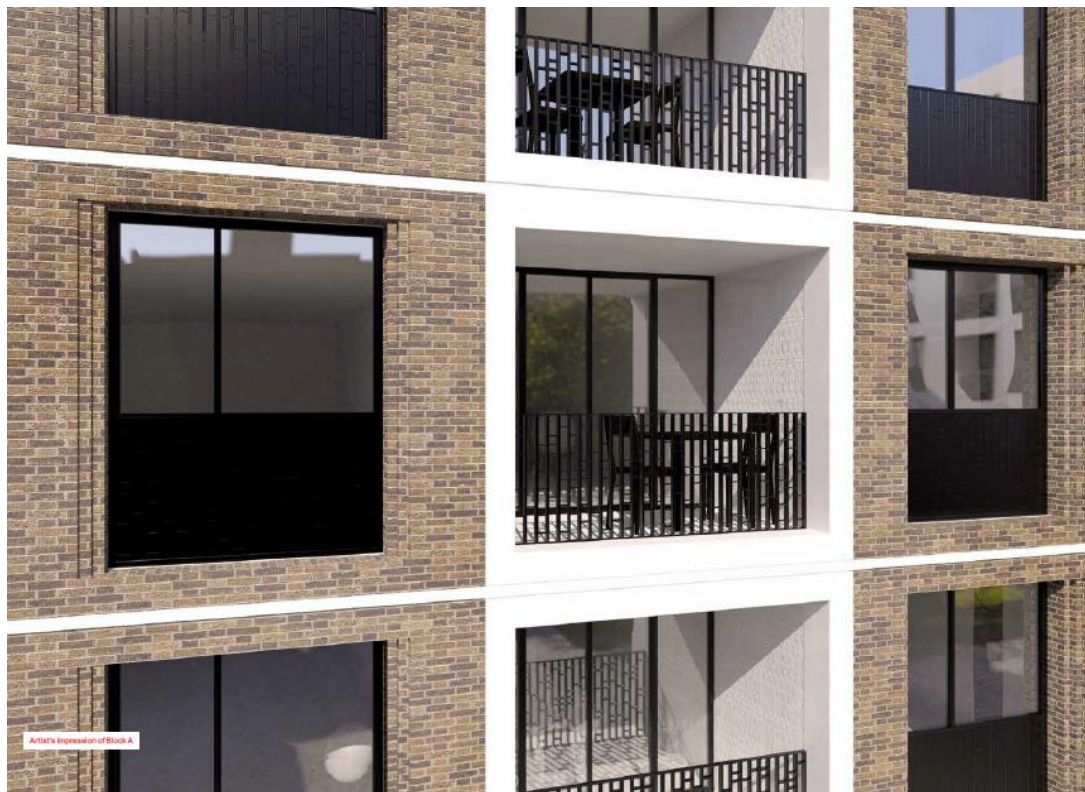


Image 2.5 – Block A Indicative Image – Materials



Image 2.6 – Block B Flank Elevation – Indicative Image



Image 2.7 – Proposed Town Hall Square Plan – Layout



Image 2.8 – Town Hall Square – Indicative Image



Image 2.9 – Proposed Town Hall Gardens Plan – Layout



Image 2.10 – Block A in context – Indicative Image



Image 2.10 – Block A in context – Indicative Image



Image 2.11 – Verified View - Town Square (No Breach of Conservation Area view)



Image 2.12 – Winter view – (Looking East – Haringey Park)



Image 2.13 – Verified View – Weston Park Access



Image 2.14 – Winter view – (Looking West – Haringey Park)



Image 2.15 – Verified London Plan Strategic View (From Alexandra Palace)

Planning Sub Committee

Appendix 16

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1 APPLICATION DETAILS – LISTED BUILDING CONSENT

Reference Nos:

Ward: Crouch End

HGY/2017/2221 - Listed Building Consent – Hornsey Library
HGY/2017/2222 - Listed Building Consent – Town Hall
HGY/2017/2223 - Listed Building Consent – Broadway Annex

Building 1: Hornsey Library, Haringey Park, Hornsey N8 9JA.

Proposal: *Listed Building Consent for demolition of library garage and energy centre in curtilage of Hornsey Library (Listed Grade II - HE Listing Ref: 1246935). No demolition to library building proposed. (Reference No: HGY/2017/2221)*

Building 2: Hornsey Town Hall, The Broadway N8 9JJ

Proposal: *Listed Building Consent for internal and external alterations to the Hornsey Town Hall (Grade II* - HE Listing Ref: 1263688) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery, etched glazing and windows. Various removals and insertion of internal partitions, doors, partial excavation of basement, lift insertions, ramp and access insertions and relocations, fire escape replacement, removal of stage hoist, balcony seating and 1972 roof addition. Repair of historic finishes, furnishings, commemorative plaques and war memorial. Curtilage demolition of the Weston Clinic Building and courtyard infill extension.*

Building 3: Broadway Annex Building, The Broadway, N8 9JJ

Proposal: *Listed Building Consent for internal and external alterations to the Broadway Annex (Listed as 'Electricity Board Office and Showroom' - Grade II. HE Listing Ref: 1358881) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery and windows. Various removals and insertion of internal partitions, including insertion of French doors to the Town Hall square, fire escape replacement and facilitating works to allow insertion of extension.*

Applicant: Crouch End Far East Consortium (FEC) Ltd.

Ownership: Council/Private

Case Officer Contact: James Hughes

Site Visit Date: 28.04.2017 + 26.06.2017 + 01.08.2017 + 30.08.2017 + 20.10.2017

Date received: 25.07.2017

Date Valid: 01.08.2017

Drawing number of plans and documents: See **Appendix 2**

- 1.1 These applications for Listed Building Consent reported to Planning Sub-Committee as they are concurrent to a planning application for major development (HGY/2017/2220)

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The summary of key reasons for granting Listed Building Consent are set out in Section 2 in the main body of this report.

2 RECOMMENDATION

- 2.1 The recommendation for the applications for listed building consent is set out in Section 2 in the main body of this report.

Conditions – Listed Building Consent Conditions and Informatives - See Appendix 1

CONTENTS

- 3 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
- 4 CONSULTATION RESPONSE
- 5 LOCAL REPRESENTATIONS
- 6 MATERIAL PLANNING CONSIDERATIONS
- 7 RECOMMENDATION

3 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed Development

Building 1 – Hornsey Library

- 3.2 The library garage and energy centre in curtilage of Hornsey Library are proposed to be demolished. The library garage is a late 20th century structure of no historic merit, not built in conjunction with the library. The energy centre is clad in screening materials to match the library but it also has no historic significance.
- 3.3 As noted above, these structure are statutory Grade II listed by virtue of being located within the curtilage of the library. The demolition of part of the library

itself that was initially proposed by the applicant, but alterations to the scheme have resulted in this demolition being omitted from the proposal.

Building 2 – Town Hall

- 3.4 The applicant proposes the following specific alterations to the fabric of the Town Hall. These are summarized by elevation and internally below. The change of use and alternations to the public realm are addressed in the main body of this report.

West Elevation

- Disabled access ramp extended across the front of the assembly hall entrance. Portland stone plinth, entrance steps to the Assembly Hall, bronze handrails and concrete urns would be relocated to fit the new arrangement.
- Alterations to first floor balconettes to meet building regulations for safety. Removal of existing Perspex panels. Repair and upgrade of original casements to the Committee Rooms and second floor windows over the west wing.
- Repair of original 1930s security grilles to assembly hall entrance.
- Reinstatement of the entrance doors to the Assembly Hall entrance
- Removal of modern wall-mounted lights and replacement with replicas of original wall sconces.
- Introduction of slimline double-glazing to the casements at ground floor and second floor levels of the West Wing.
- Sills lowered on four central ground floor windows of west wing to create metal-framed and glazed French doors in a style to match the 1930s originals. These will give access to and from the ground floor café or restaurant. The two outer windows and the foundation stone beneath the easternmost window will be retained.
- The four central doors have been proposed for alteration to maintain the overall symmetry of the elevation.

East Elevation

- Construction of Block B, covering three metal windows at first floor level.
- Extension at roof level on the east wing of offices, replacing the 1970s extension to the south of the stair tower (matched with an extension to the north of the stair tower)
- Removal of scenery loading bay, added in 1960s, to assembly hall and rebuilding on the same footprint to provide a new lift.
- Repair and refurbish existing windows and introduce internal secondary glazing or slimline double glazing.
- Plant over the dressing room block.
- Replacement of the fire escape stair to meet building regulations.
- Removal of a shuttered door to the north of the Assembly Hall.

North Elevation

- Installation of a fire escape stair to meet building regulations and to provide access to the plant.
- Repair and upgrade of original casements to the Assembly Hall.

South Elevation

- Sills lowered and new windows inserted in ground floor and lower ground floor windows within the three-sided garden courtyard to create metal-framed and glazed French doors in a style to match the 1930s originals. These would serve hotel bedrooms.
- Sills lowered on ground floor windows to the former rates office to create metal-framed and glazed French doors in a style to match the 1930s originals. These would serve the co-working office space.
- Repair and refurbish existing windows and introduce internal secondary glazing or slimline double glazing. Repair and upgrade of original casements to the Council Chamber.
- Construction of Block B as per the above.
- Demolition of single-storey modern infill building in Garden Court.

Service Courtyard Elevations

- Sills lowered on lower ground floor windows to create timber panelled glazed French doors in style to match the original garage doors.
- Removal of original garage doors and replacement with solid panelled doors, in style of original doors. These would serve hotel bedrooms.
- New construction at lower ground floor level to create a new link from the kitchens to the assembly hall. Style to match the existing elevations.
- Repair and refurbish existing windows and introduce internal secondary glazing or slimline double glazing. Repair and upgrade of original casements to the Assembly Hall.

Town Hall Building Interior

- Repair of historic fabric will include the ground floor foyers, the Committee Rooms, the Council Chamber, the Mayor's Parlour and the Members' Room. The Assembly Hall will be subdivided to form a new performance space but its remaining portion will be repaired.
- New lifts will be provided in four locations
- In the secondary areas designated for hotel use, the panelled rooms will be dismantled and their joinery reused within the same locations. Original walls, ceilings and floor surfaces replacement for non-critical areas.
- The windows within the rooms will be repaired and upgraded as necessary. The corridors will be retained and their cork floors, casement windows and sills will be repaired.
- New hotel room walls will be positioned to respect window openings. The new construction will be fitted out to replicate the original with simple

skirting and architrave joinery, square cork boarding, parquet or slender timber boarding for the floors and plain plaster finishes for the walls and ceilings.

- Original architectural ironmongery, for example door handles, and light fittings will be salvaged and reused. Original 1930s sanitary-ware – WCs and basins – will be either retained in-situ (where WCs are still required) or reused in new locations.

- 3.5 As noted in Section 6 of this report, the developer also proposes the demolition of the Weston Clinic Building. This structure is not listed, but its demolition does require Listed Building Consent by virtue of being located in the curtilage of the Hornsey Town Hall. Other curtilage walls and minor structures within the curtilage of the Town Hall are proposed for removal on the site.

Building 3 – Broadway Annex

The applicant proposes the following specific alterations to the fabric of the Broadway Annex. These are summarized below:

East Block

- Sills of four large windows at ground floor level would be lowered to create metal-framed and glazed French doors in style to match 1930s originals. These would enable access into the restaurant / café.
- To the rear elevation of the east block: revisions to door openings and replacement doors are proposed.
- At first floor level a door would be converted to a window to match those adjacent.
- A small portion of boundary wall adjacent to the east block would be removed.
- A flat-roofed roof extension to the north elevation of the west block, at the rear of the site, with matching materials

West Block

- Two narrow openings are proposed to the north wall of the west block at first and second floors to facilitate the fire strategy.

Interior

- Main alterations comprise the conversion of cellular office spaces into apartments and the insertion of a platform lift at the centre of the main staircase, this would serve the ground and first floor.
- Within the west block, the finishes within the main entrance hall would be repaired and original lighting and ironmongery throughout reused. Windows would be repaired with improved secondary glazing.

Ground Floor

- All late-20th century fittings and features, including the dropped ceiling would be removed.
- The area within the east block would be stripped of its late-20th century features and converted into a restaurant / café.
- A new staircase would be introduced in the north corner of the east block, with access from the rear.
- A duplex apartment is proposed to the rear of the west block.
- A bin store is proposed to the rear of the west block, with a new access door from the rear of the site.

First Floor

- All late-20th century fittings and features, including the dropped ceiling and raised floor would be removed.
- A series of duplex apartments would be introduced, accessed from the proposed new stair and arranged off a central corridor. This would require the insertion of a new floor (there is currently a suspended ceiling).
- A fire exit door in the north wall would be converted into a window to match those adjacent.
- Within the west block at the half-level, it is proposed to insert one duplex and one one-bed apartment, off the main staircase. This would replace an office and kitchenette, which are of little interest.
- Within the remainder of the first floor, it is proposed to remove all partitions and to insert one one-bedroom apartment and two two-bedroom apartments, arranged off a corridor (following the line of the existing corridor).
- Within the former Borough Electrical Engineer's room, it is proposed to subdivide this space to create an additional flat at second floor level.

Second Floor

- Insert a new floor level in place of the present suspended ceiling – as described above. This would allow the creation of duplex apartments.
- Within the west block at the half-level, it is proposed to insert one three-bedroom apartment, off the main staircase.
- Within the remainder of the second floor, it is proposed to remove all partitions and to insert a series of apartments, arranged off a corridor (following the line of the existing corridor).

3.6 Site and Surroundings

- 3.7 The site is described in Section 3 in the main section of this report. Listed building descriptions extracted from Historic England's register for the relevant buildings are below

Hornsey Library – Listed Grade II - 23rd March 2001

Public library. 1963-5 by F Ley and G F S Jarvis of Hornsey MB, with A J Fowler, former Principal Assistant Architect, under G A Pentecost, Borough Engineer and Surveyor. W V Zinn and Associates, structural engineers. Reinforced concrete with large panel pre-cast concrete cladding and brick facings. White cement and Derby spa aggregate in the panels, which have a raised pattern. Flat roofs, save over exhibition hall which has 'V'-shaped roof incorporating clerestory. Two storeys and basement.

Central entrance hall, with adult lending library to left, of double-height with gallery. To right is a central courtyard, with former periodical and information room, now children's library to front, and former children's library with its own entrance beyond. Offices to rear. Above is the main reference and reading room, and exhibition cum lecture hall served by foyer and coffee bar. A room beyond serves as a seating store. Large basement stack rooms, with corner room for children's 'story-hours' reached via its own staircase. Travelling library dock at side of building.

Hornsey Town Hall – Listed Grade II* -16th January 1981

1935 by R H Uren. Forms, centrepiece of composition around small green, flanked by Gas Board and Electricity Board showroom. Hand made brick of pinkish colour with stone dressings; flat roofs, stone coped parapets. Modern style combined with display of craftsmanship. Two storeys. L- shaped front with 7 bays facing courtyard, 6 narrower bays on right inner return with a set back attic floor (perhaps later); tall rectangular tower at junction.

Main block has long first floor windows with bronze bars and guards and bronze balcony to 3 central windows. Below, a wide triple entrance with rusticated brickwork is flanked by plain windows. Tower has large door with carved stone surround below a copper-grilled window with bronze hood. Blank walls, with raised brick strips, rise to top stage where stone hoods crown 5 and 4 slit windows. At North end projects a bowed, cantilevered first floor. Rear: round-cornered canopies to entrances flanking the stair tower which has curved full-height window with glazing bars; oversailing flat roof.

Interior decoration and furnishing all designed as part of the original conception and much is still preserved including: floor surfaces; wall cladding; columns; doors, light-fittings; imperial main stair. with decorative openwork metal balustrade; and inlaid wood-panelled walls (with clocks), cupboards, and bookcases to' Borough Engineer's Office, Room 108, former Mayor's Parlour and Committee Room. Council Chamber retains original seats and desks (set in half-round). Galleried theatre with inlaid wood-panelling to walls.

R H Uren. was a RIBA Architecture Medal winner and winner of the Gold Medal of the Worshipful Company of Tilers and Brickmakers. This was the first town hall in Britain to be modelled on Dudock's seminal town hall at Hilversum, and was an important influence on others built subsequently.

Broadway Annex Building - Listed Grade II 16th January 1981

1938 by Slater, Moberly and Uren. Forms part of composition around small green, with Hornsey Town Hall and Broadway House.

Two builds. Light pinkish brick with stone coped parapet 5 storeys. Nine-bay west part has projecting right entrance bay with stone architrave, long window over and carved brick sculpture representing light above this, Set back 6-bay right section has projecting ground floor. Long windows ground and first floors. Top floor blank but for narrow stone panels over first floor windows. Showroom on groundfloor of left section continues round corner to main road.

3.8 Relevant Listed Building Consent History

Hornsey Town Hall

There is an extensive history of Listed Building Consent (LBC) applications for the three listed structures. Given the scale of the proposed curtilage works to the library, the LBC history of the library is omitted from this report as it is not considered relevant. The most recent LBC application history for the Hornsey Town Hall and Broadway Annex is below.

- **HGY/2010/0501** - Listed Building Consent for refurbishment and conversion of the Town hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-Residential Institutions), A3 & A4 uses (Restaurants, Cafes and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use. Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 dwelling houses. Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 office (West part to be C3 residential). New residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Erection of sub-stations. Alterations and landscape improvements including to the Town Hall Square, and use of the square for both public events and markets / small festival use. Granted 04-08-2010
- **HGY/2005/1733** - Permitted Listed Building Consent for the erection of timber stud partition and access control system to enable adjacent shop unit to use toilet accommodation in Town Hall- Granted 25th November 2005
- **HGY/2002/1252** - Listed Building Consent for the installation of a Microwave Receiver Granted 21st February 2003

- **HGY/2002/1005** Listed Building Consent to erect 6 antennae within the top of the tower and radio equipment housing and ancillary development within the tower. Granted 12th September 2002.

Broadway Annex

- **HGY/2016/3662** - Listed building consent for display of 1 x externally illuminated fascia sign. Granted 15th December 2016
- **HGY/2016/0564** - Listed building consent for refurbishment of property and installation of new main entrance door. Granted 1st June 2016
- **HGY/2006/2183** - Listed Building Consent for internal alterations to toilet ramp area. Granted 14th December 2006.
- **HGY/2006/1336** - Permitted Listed Building Consent for display of enamelled letter signage to shop fascia. Granted 27th October 2006.

3.9 Consultation and Community Involvement

- 3.10 The pre-application consultation prior to the submission of the Listed Building Consent applications is described in the main body of this report.

4 CONSULTATION RESPONSE

- 4.1 Those consulted on the Listed Building Consent applications and the response to consultation is described in the main body of this report.

5 LOCAL REPRESENTATIONS

The local representations are described in the main body of this report.

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1.1 The main planning issues raised by the Listed Building Consent applications are:

1. Identification and assessment of the significance of relevant heritage assets
2. The impact of the proposed development on the identified assets.

Identification and Assessment of Significance

- 6.1.2 The identification and significance of assets the subject of listed building consent is set out in Section 6 of this report

- 6.1.3 The impacts of the development proposal, including the impacts to the fabric of the listed buildings and the interventions to the buildings proposed are considered in Section 6 heritage of the report,

- 6.1.1 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission and Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION in Section 2 in the main body of this report.



Report for:	Planning Sub Committee Date: 11 December 2017	Item Number:	
Title:	Update on major proposals		
Report Authorised by:	Dean Hermitage / Emma Williamson		
Lead Officers:	John McRory / Robbie McNaugher		
Ward(s) affected: All		Report for Key/Non Key Decisions:	

1. Describe the issue under consideration

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage.

2. Recommendations

- 2.1 That the report be noted.

3. Background information

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2012 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information



on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

4. Local Government (Access to Information) Act 1985

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

**Update on progress of proposals for Major Sites
2017**

December

Site	Description	Timescales/comments	Case Officer	Manager
APPLICATIONS DETERMINED AWAITING 106 TO BE SIGNED				
47,66 and 67, Lawrence Road HGY/2016/1212 & HGY/2016/1213	Redevelopment mixed use residential led scheme for 83 dwellings (34 x 1b, 33 x 2b, 7 x 3b and 9 x 4b)	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Valerie Okeiyi	Robbie McNaugher
Land north of Monument Way and south of Fairbanks Road, N17 HGY/2016/2184	Development of the site to create 54 affordable residential units in three blocks ranging from 3-stories to 4-stories in height.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Tobias Finlayson	John McRory
St John's Great Cambridge Road HGY/2016/4095	Internal reordering and extension of St John's Church to the west. The demolition of the existing Church Hall at the east end of the church and the development of the land to the north, south, east and on the opposite side of Acacia Avenue with a mix of two and three storeys 1, 2, 3 & 4 bed residential mixed tenure accommodation including a new Vicarage.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Gareth Prosser	John McRory
Car Park, Westerfield Road, N15 HGY/2017/0802	Change of use of and redevelopment of current site to create a multi-use pop-up urban village using modified shipping containers. The site will accommodate at least 65	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed	Chris Smith	John McRory

	individual units to support local independent businesses and community projects. An individual unit is one ISO 45G0 High Cube 40 shipping container.			
Cannon Factory and Ashley House Ashley Road N17 HGY/2016/4165	Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. (Outline planning application).	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	James Farrer	Robbie McNaugher
Land at Plevna Crescent HGY/2017/2036	Construction of four individual pavilions consisting of 72 residential units with a common ground level plinth and basement to provide servicing and parking	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Wendy Robinson	John McRory
70-72 Shepherds Hill, N6 HGY/2016/2081	Demolition of existing building and redevelopment to provide 16 residential dwellings within a 5 storey building with associated landscaping, car parking and other associated works	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Gareth Prosser	John McRory
163 Tottenham Lane N8 HGY/2017/2001	Demolition of the existing Kwik-Fit Garage and a two storey building at the rear. Erection of a five storey building for commercial and residential development.	Members resolved to grant planning permission subject to the signing of a section 106 legal agreement. Not yet signed.	Tobias Finlayson	John McRory
Ashley Road South x2	Comprehensive redevelopment of the site with a mix use residential led scheme	Members resolved to grant planning permission subject	James Farrar	Robbie McNaugher

BSD BSD + Ada NCDS HGY/2017/2044	BSD – Outline mixed use scheme BSD + NCDS – detailed residential and college + Berol House	to the signing of a section 106 legal agreement. Not yet signed.		
30 Muswell Hill HGY/2017/2264	Section 73 application to remove requirement for the development to meet Code for Sustainable Homes as the code doesn't exist anymore	Determined under delegated authority. 106 to be signed	Valerie Okeiyi	John McRory
APPLICATIONS SUBMITTED TO BE DECIDED				
Hale Village, Ferry Lane, Tottenham, N15 HGY/2017/2005	Revised proposal for a 33 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor. 270 units	December Committee	Chris Smith	Robbie McNaugher
Hornsey Town Hall, Crouch End, N8 HGY/2017/2220	Erection of extensions and additional buildings including refurbishment of Hornsey Town Hall to include a hotel	December Committee	James Hughes	John McRory
Harris Academy HGY/2017/0140	Section 73 application to change position of building 4 and the link bridge	To be decided under delegated authority	Robbie McNaugher	Robbie McNaugher
Iceland, Land at Brook Road, N22 HGY/2017/2886	Redevelopment of site and erection of four independent residential blocks providing 148 residential units	Currently at consultation stage	Samuel Uff	John McRory
Chocolate Factory, N22 HGY/2017/3020	Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks	Currently at consultation stage	Wendy Robinson	John McRory

	ranging in height from three up to 16 storeys. Mixed use development comprising 9,376 sqm of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 216 Class C3 residential units together with associated residential and commercial car parking, public realm works and access.			
Haringey Heartlands Clarendon Road Gas Works Site HGY/2017/3117	Comprehensive redevelopment of the site (Masterplan) Hybrid application (full and outline)	Currently at consultation stage	Adam Flynn	John McRory
Tottenham Chances 399-401 High Road INVALID APPLICATION	Refurbishment of existing premises and extensions to provide 24 flats	Application Invalid. Awaiting energy statement and viability report including affordable housing statement.	Valerie Okeiyi	John McRory
Hale Village, Ferry Lane, Tottenham, N15 HGY/2015/0795	Submission of Reserved Matters (including appearance, layout, access, scale and landscaping) in relation to outline consent no HGY/2010/1897 for Plot SW forming part of the Hale Village Masterplan.	Planning application is in to keep planning permission extant. Discussions ongoing.	Chris Smith	Robbie McNaugher
Section 73 for Hale Village HGY/2015/0798	The S73 is to remove the hotel from the tower.	Application is on hold on request of the applicant	Chris Smith	Robbie McNaugher
IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON				
423 West Green Road	Mix use residential development, including the erection of an A1-A3 unit at ground floor level, replacement of existing church /community/nursery including ancillary offices, is acceptable. Amended scheme on verge of	Principle acceptable – in pre-application discussion	Chris Smith	John McRory

	being resubmitted for follow-up advice.			
Land north of Monument Way and south of Fairbanks Road	Reserved Matters application pursuant to HGY/2016/2184 for development of the site to create 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories	Application intended to be submitted once outline permission issued.	Tobias Finlayson	Robbie McNaugher
500 White Hart Lane	Reserved matters application for outline approval reference. HGY/2016/0828	Some issues with layout/access. Second meeting held 16/10. Response drafted. PPA agreed and fee received (signed PPA required)	Aaron Lau	John McRory
Lynton Road/Park Road	Demolition of existing buildings and redevelopment of the site to create a mixed use development comprising employment floor space and new residential accommodation circ. 88 units.	Concerns with design and parking.	Aaron Lau	John McRory
Westbury Court, 423-425 Lordship Lane	Demolition of existing building and erection of part 1, part 5, part 6, part 7, part 8 storey building comprising commercial uses at ground floor and 58 dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space.	In pre-application discussions	Chris Smith	John McRory
Former BHS, 22-42 High Road	Re-development of the site with a mix use development including a hotel	In pre-application discussions	Chris Smith	John McRory

Marks & Spencer 44-46 High Road	Mixed use redevelopment of 150 residential units and 2 retail units totalling 200sqm	Early pre-application discussions taking place	Wendy Robinson	John McRory
Bernard Works	Mixed use development comprising 20,020sqft of commercial makers and designers space, circa 97 apartments and 16 residential apartments tethered to the commercial space. The commercial space will also include live music rehearsal as well as recording space. Up to 8 storeys.	Site allocation for mixed use and rationalisation of road layout. DM forum held 4 th July. Pre-app proposal presented to 18 th July Committee – expected submission in November	Michelle Bradshaw	Robbie McNaugher
Monohouse, 50-56 Lawrence Road	S73 to amend HGY/2016/2824 - 47 residential units (use class C3) and 176sqm of commercial floor space (use class B1) Granted 26/05/2017.	Early pre-application discussions taking place	James Hughes	John McRory
168 Park View Road	Proposal for an additional residential floor comprising 1x 1 bed, 1x 2 bed and 1x 3 bed and extension of a residential unit on the second floor to an approved planning scheme (HGY/2015/3398) for part 2 and part 4 storey building to provide 12 residential units	Early pre-application discussions taking place	Tobias Finlayson	John McRory
Northwood Hall	Erection of an additional storey to existing building to provide 24 residential units	Pre-application discussions taking place	Chris Smith	John McRory
IN PRE-APPLICATION DISCUSSIONS				
Peacock Industrial Estate, White Hart Lane	Mixed use scheme of 282 residential units and 3000 sqm commercial/retail space.	Very recently submitted – pre-app meeting scheduled December.	James Hughes	Robbie McNaugher

Goods Yard Site 44-52 White Hart Lane	330 residential units, 1,200m ² of non-residential floorspace, refurbish the locally listed Station Master's House	Very recently submitted – pre-app meeting scheduled December.	James Hughes	Robbie McNaugher
Tottenham Hale Station	Various alterations to existing consent	Pre-application discussions taking place	Gareth Prosser	Robbie McNaugher
Wellbourne Centre	Mixed use residential development with ground floor medical facility.	Pre-application discussions taking place	James Hughes	Robbie McNaugher
157-159 Hornsey Park Road	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Adam Flynn	John McRory
555 White Hart Lane	Mixed use redevelopment to provide employment (Use Classes B1a, B1c and B8), retail and residential uses	In pre-application discussions – concerns with loss of industrial land.	Wendy Robinson	John McRory
157-159 Hornsey Park Road,	Redevelopment of existing dilapidated construction yard to provide 40 new-build self-contained flats.	Early pre-application discussions taking place	Adam Flynn	John McRory
Pool Motors, 14 Cross Lane	Redevelopment of existing commercial property to provide up to 47 residential units and 211sqm of commercial floorspace.	Early pre-application discussions taking place	Adam Flynn	John McRory
Ashley House, 235-239 High Road	Redevelopment of site to provide a mixed used (residential and commercial) building up to 20 storeys in height.	Principle acceptable, in discussion on employment space and building heights. PPA to be drafted	Adam Flynn	John McRory
311 Roundway	Mixed Use Redevelopment – 66 Units	Pre-app meeting taken place in October Unacceptable in principle. Major design concerns.	James Hughes	John McRory

23 Denewood Road	Facade retention/ reconstruction with new construction behind. Addition of a basement and a reduced height first storey extension over the garage.	Pre-app meeting occurred in October. Current consent for the site, so need to be mindful of fall-back position.	Tobias Finlayson	John McRory
867-879 High Road	Redevelopment of the site with 5,460sqm retail building with a related 235 space surface level car park and servicing, a terrace of small retail units as well as a pair of office buildings, all located on a rectangular shaped site to the west of (and accessed from) the A1010 Tottenham High Rd.	Although acceptable development in principle, this site forms part of a wider regeneration strategy and developer has been advised to participate in masterplan formulations.	James Hughes	John McRory
26-28 Brownlow Road	Demolition of existing dwellings and erection of part 4 and part 5 storey block of 27 flats and 3 house to the rear with the new access.	In discussions at pre-application stage	Tobias Finlayson	John McRory
Northwood Hall	21 flats within and additional one storey to existing block of flats.	Principle acceptable	Chris Smith	John McRory
Omega Works	7 storey development with 920 square meters of office and 88 residential units.	Principle maybe acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	Chris Smith	Robbie McNaugher
Eade Rd and Arena Design Centre	Masterplanning for Haringey warehouse District sites Eade Road/ Overbury Road and Arena Design Centre for redevelopment of sites to create warehouse living, private rented sector residential and employment floorspace.	Principle acceptable but a more comprehensive approach is required to satisfy the Warehouse Living Policy.	James Hughes	Robbie McNaugher

341 Eade Road	Erection of pop-up container park comprising approximately 15 small and 10 large studios for employment use at ground floor and 4 communal warehouse living units at first and second floors, provision of cycle parking and landscaping.	Principle maybe acceptable as a temporary use.	Emma McCready	Robbie McNaugher
Waltheof Gardens	Masterplan development for the entire site at Waltheof gardens to include re-provision of the Citizens' Advice Bureau and the Morris House Dental Surgery, a new GP surgery and 56 new build residential dwellings (mix as yet unknown). Also proposing to retain the ornamental garden at the south end of the site and to provide the relevant amenity space, parking, cycle and bin storage.	In discussions at pre-application stage.	Tobias Finlayson	Robbie McNaugher
83-89 Vale Road	Redevelopment of the site with a mix use residential scheme	Acceptable in principle	Tobias Finlayson	John McRory
Tottenham Magistrates Court	Change of use from court to residential and erection of new build residential	Very early stage to inform bidding process. Significant listed building implications and constraints for proposed residential.	Tobias Finlayson	John McRory

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 09/10/2017 AND 24/11/2017

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

In addition application case files are available to view print and download free of charge via the Haringey Council website:
www.haringey.gov.uk

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility .
Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 5504,
9.00am - 5.00pm, Monday - Friday.

Please see Application type codes below which have been added for your information within each Ward :

Application Type codes:

ADV	Advertisement Consent
CAC	Conservation Area Consent
CLDE	Certificate of Lawfulness (Existing)
CLUP	Certificate of Lawfulness (Proposed)
COND	Variation of Condition
EXTP	Replace an Extant Planning Permission
FUL	Full Planning Permission
FULM	Full Planning Permission (Major)
LBC	Listed Building Consent
LCD	Councils Own Development
LCDM	(Major) Councils Own Development
NON	Non-Material Amendments
OBS	Observations to Other Borough
OUT	Outline Planning Permission
OUTM	Outline Planning Permission (Major)
REN	Renewal of Time Limited Permission
RES	Approval of Details
TEL	Telecom Development under GDO
TPO	Tree Preservation Order application works

Recommendation Type codes:

GTD	Grant permission
REF	Refuse permission
NOT DEV	Permission not required - Not Development
PERM DEV	Permission not required - Permitted
PERM REQ	Development
RNO	Permission required
ROB	Raise No Objection

WARD: **Alexandra****CLDE Applications Decided: 1**

Application No: **HGY/2017/2966** Officer: Samuel Uff

Decision: GTD Decision Date: 26/10/2017

Location: Flat D 3 Crescent Road N22 7RP

Proposal: Certificate of lawfulness for existing use for the retention of top floor, Flat D

CLUP Applications Decided: 2

Application No: **HGY/2017/2954** Officer: Aaron Lau

Decision: PERM DEV Decision Date: 18/10/2017

Location: 17 Clyde Road N22 7AD

Proposal: Certificate of lawfulness: formation of rear dormer and outrigger addition

Application No: **HGY/2017/3063** Officer: Jon Skapoullis

Decision: PERM DEV Decision Date: 26/10/2017

Location: 268 Alexandra Park Road N22 7BG

Proposal: Certificate of lawfulness for proposed two storey rear extension.

FUL Applications Decided: 15

Application No: **HGY/2017/1520** Officer: Samuel Uff

Decision: GTD Decision Date: 20/10/2017

Location: 28 Elms Avenue N10 2JP

Proposal: Further excavation of existing basement under the entire dwelling and proposed excavation side and rear lightwells, including external stairs to rear lightwell; single storey rear extension; rear dormer roof extension and 1 x front rooflight

Application No: **HGY/2017/1541** Officer: Samuel Uff

Decision: GTD Decision Date: 13/10/2017

Location: 2 Cranbourne Road N10 2BT

Proposal: Erection of part ground, first and second floor rear extensions; enlargement of the existing basement and lightwells; conversion from 2 x self-contained flats to a single family dwelling house; and restoration of the front facade and garden walls

Application No: **HGY/2017/2441** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 13/10/2017

Location: 11 Palace Gates Road N22 7BW

Proposal: Erection of single storey rear extension along side return

Application No: **HGY/2017/2593** Officer: Sean McCawley

Decision: GTD Decision Date: 10/10/2017

Location: 89 Crescent Road N22 7RU

Proposal: Erection of outbuilding in rear garden to existing flat

Application No:	HGY/2017/2594	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	18/10/2017
Location:	Flat A 121 Rosebery Road N10 2LD		
Proposal:	Formation of a basement lightwell to front garden of property		
Application No:	HGY/2017/2618	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	17/10/2017
Location:	58 Vallance Road N22 7UB		
Proposal:	Erection of single storey rear extension with associated raised patio and timber stairs to new side entry		
Application No:	HGY/2017/2640	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	17/10/2017
Location:	39 Alexandra Park Road N10 2DD		
Proposal:	Formation of a vehicle crossover, creation of a vehicle turntable to front garden and erection of a new front boundary wall		
Application No:	HGY/2017/2645	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	20/10/2017
Location:	Flat B 30 Coniston Road N10 2BP		
Proposal:	Loft conversion with two dormers to the rear and rooflights to the front with a fully enclosed terrace to rear outrigger to a residential first floor dwelling.		
Application No:	HGY/2017/2695	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	10/11/2017
Location:	3 Elms Avenue N10 2JN		
Proposal:	Single storey rear extension via the enlargement and alteration of existing single storey rear projection.		
Application No:	HGY/2017/2706	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/10/2017
Location:	61 Alexandra Park Road N10 2DG		
Proposal:	Rear dormer roof extension and rear roof light to facilitate a loft conversion		
Application No:	HGY/2017/2762	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	13/11/2017
Location:	86 Alexandra Park Road N10 2AD		
Proposal:	Conversion of existing dwelling house into 3 flats (2x3bed, 1x2bed) and associated erection of single storey rear extension and formation of roof terraces on first and second floors and conversion of existing garden building at rear of site into self-contained two-bedroom dwelling house and associated landscaping of site and insertion of new windows, roof lights and doors.		
Application No:	HGY/2017/2767	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	14/11/2017
Location:	17 Vallance Road N22 7UD		
Proposal:	Erection of side dormer to main roof; Replacement of element of existing single storey rear extension with lean-to roof and roof light with single storey element of same footprint with a flat roof with parapet wall around roof light; External alterations to windows/doors to ground floor side elevation and affected element of single storey rear extension		

Application No: **HGY/2017/2793** Officer: **Conor Guilfoyle**

Decision: **GTD** Decision Date: **22/11/2017**

Location: **60 Dukes Avenue N10 2PU**

Proposal: **Demolition of existing rear two storey outrigger projection and replacement with two storey timber-clad rear outrigger projection with additional single storey rear extension to its side; Enlargement of existing single storey rear extension; Formation of hip-to-gable roof extension; Formation of rear roof dormer extension; External alterations including replacement of a number of existing casement windows with sash windows to match existing and installation of roof lights to front and rear roof slopes; Alterations to front garden and external approach steps.**

Application No: **HGY/2017/2831** Officer: **Samuel Uff**

Decision: **GTD** Decision Date: **06/11/2017**

Location: **126 Albert Road N22 7AH**

Proposal: **Erection of a rear dormer roof extension and installation of two front rooflights**

Application No: **HGY/2017/2913** Officer: **Sean McCawley**

Decision: **GTD** Decision Date: **07/11/2017**

Location: **89 Crescent Road N22 7RU**

Proposal: **Single storey side extension and internal alterations**

LBC Applications Decided: 1

Application No: **HGY/2017/2511** Officer: **Christopher Smith**

Decision: **GTD** Decision Date: **19/10/2017**

Location: **Alexandra Palace Alexandra Palace Way N22 7AY**

Proposal: **Listed building consent for installation of an architectural lighting system to highlight the BBC Tower mast.**

NON Applications Decided: 1

Application No: **HGY/2017/2864** Officer: **Duncan McKane**

Decision: **GTD** Decision Date: **10/10/2017**

Location: **172 Dukes Avenue N10 2QB**

Proposal: **Non-material amendment following a grant of planning permission HGY/2017/1249 for replacement of an existing stained glass window on side elevation with a smaller double glazed stained glass window, plus relocation of proposed window to rear wall of side addition**

RES Applications Decided: 1

Application No: **HGY/2017/2761** Officer: **Christopher Smith**

Decision: **GTD** Decision Date: **17/11/2017**

Location: **Alexandra Palace Alexandra Palace Way N22 7AY**

Proposal: **Approval of details pursuant to condition 10a (Theatre Foyer servicing details) attached to Listed Building Consent HGY/2014/3291.**

Total Applications Decided for Ward: 21

WARD: **Bounds Green**

CLDE Applications Decided: 1

Application No: **HGY/2017/2794** Officer: **Conor Guilfoyle**

Decision: **GTD** Decision Date: **24/11/2017**

Location: **79 Myddleton Road N22 8NE**

Proposal: **Certificate of lawfulness for use of rear of property and upper levels as five self contained flats (3xstudios, 1x1bed and 1x2bed)**

CLUP Applications Decided: 3

Application No:	HGY/2017/2669	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	09/10/2017
Location:	17 Northcott Avenue N22 7DB		
Proposal:	Certificate of lawfulness for the formation of a rear dormer, alteration of the flue and the insertion of rooflights proposed use.		
Application No:	HGY/2017/2970	Officer:	Wendy Robinson
Decision:	PERM DEV	Decision Date:	24/10/2017
Location:	71 Blake Road N11 2AG		
Proposal:	Certificate of lawful development for a rear roof dormer extension and hip-to-gable roof alteration		
Application No:	HGY/2017/3266	Officer:	Jon Skapoullis
Decision:	PERM DEV	Decision Date:	15/11/2017
Location:	5 Herbert Road N11 2QN		
Proposal:	Certificate of lawfulness for proposed rear dormers, including hip to gable roof alteration. Front roof lights.		

FUL Applications Decided: 6

Application No:	HGY/2017/2095	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	12/10/2017
Location:	Garages to rear of Embassy Court Bounds Green Road N11 2HA		
Proposal:	Demolition of existing garages to create a new development of 8 flats (3 x 2 bed and 5 x 1 bed) in a 2-storey building, with 11 cycle spaces and ancillary development.		
Application No:	HGY/2017/2394	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	09/10/2017
Location:	100 Myddleton Road N22 8NQ		
Proposal:	Erection of single storey rear extension and creation of additional one-bedroom flat in rear garden.		
Application No:	HGY/2017/2648	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/10/2017
Location:	Unit 4 Tealedown Works Cline Road N11 2LX		
Proposal:	Construction of new external wall where adjoining building demolished		
Application No:	HGY/2017/2808	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	08/11/2017
Location:	Flat A 9 St Michaels Terrace N22 7SJ		
Proposal:	Alteration to fenestration involving the replacement of a rear ground floor window with wooden patio doors and side light windows		
Application No:	HGY/2017/2809	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	16/11/2017
Location:	Day Nursery 18 Durnsford Road N11 2EH		
Proposal:	Continuation of use of the existing rear conservatory and garden room as a day nursery (D1).		

Application No: **HGY/2017/3038** Officer: Wendy Robinson
 Decision: GTD Decision Date: 20/11/2017
 Location: Embassy Court Bounds Green Road N11 2HA
 Proposal: Relocation of electric sub-station

PNC Applications Decided: 1

Application No: **HGY/2017/2705** Officer: Samuel Uff
 Decision: PN NOT REQ Decision Date: 20/10/2017
 Location: 4 St Michaels Terrace N22 7SJ
 Proposal: Prior approval for change of use from B1(a) (office) to C3 (dwelling) including 2 storage for 2 cycles

PNE Applications Decided: 1

Application No: **HGY/2017/2498** Officer: Laina Levassor
 Decision: PN REFUSED Decision Date: 20/10/2017
 Location: 38 Myddleton Road N22 8NR
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

RES Applications Decided: 1

Application No: **HGY/2017/3329** Officer: Wendy Robinson
 Decision: GTD Decision Date: 21/11/2017
 Location: Embassy Court Bounds Green Road N11 2HA
 Proposal: Approval of details pursuant to condition 5 (cycle parking) attached to planning permission HGY/2014/1967

TEL Applications Decided: 2

Application No: **HGY/2017/3104** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 01/11/2017
 Location: Thomas Hardy House Commerce Road N22 8EE
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation of steelwork supporting additional ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used

Application No: **HGY/2017/3111** Officer: Kwaku Bossman-Gyamera
 Decision: RNO Decision Date: 01/11/2017
 Location: Bounds Green Court Bounds Green Road N11 2EX
 Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation of steelwork supporting additional ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used

Total Applications Decided for Ward: 15WARD: **Bruce Grove****ADV Applications Decided: 1**

Application No: **HGY/2017/2732** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 26/10/2017
 Location: Ground Floor Shop 178 Philip Lane N15 4JW
 Proposal: ATM illuminated surround signs (Retrospective)

CLUP Applications Decided: 3

Application No:	HGY/2017/2917	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	27/10/2017
Location:	131 St Loys Road N17 6UE		
Proposal:	Certificate of lawfulness for the formation of a dormer extension in main rear roof slope with Juliet balcony and formation of a dormer extension over rear outrigger.		
Application No:	HGY/2017/3023	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	27/10/2017
Location:	59 St Margarets Road N17 6TY		
Proposal:	Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 2 x rooflights to the front roofslope.		
Application No:	HGY/2017/3037	Officer:	Mercy Oruwari
Decision:	PERM DEV	Decision Date:	17/11/2017
Location:	83 Broadwater Road N17 6EP		
Proposal:	Certificate of lawfulness for the formation of a rear dormer, a roof extension including the insertion of rooflights and single storey rear extension.		

FUL Applications Decided: 6

Application No:	HGY/2017/2155	Officer:	Emma McCready
Decision:	GTD	Decision Date:	09/10/2017
Location:	75 Napier Road N17 6YQ		
Proposal:	Ground floor rear extension		
Application No:	HGY/2017/2534	Officer:	Emma McCready
Decision:	REF	Decision Date:	10/10/2017
Location:	59 Fairbourne Road N17 6TP		
Proposal:	Alterations to windows and doors to Rear and Side elevations. Extension to first floor to the rear on top of existing ground floor.		
Application No:	HGY/2017/2684	Officer:	Emma McCready
Decision:	REF	Decision Date:	31/10/2017
Location:	116 Broadwater Road N17 6ET		
Proposal:	Single storey rear extension.		
Application No:	HGY/2017/2781	Officer:	Emma McCready
Decision:	REF	Decision Date:	16/11/2017
Location:	27 Arnold Road N15 4JF		
Proposal:	Change of use from C3 (dwelling house) to C4 (HMO)		
Application No:	HGY/2017/3009	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/11/2017
Location:	4 Elmhurst Road N17 6RQ		
Proposal:	Erection of single storey rear extension; construction of new boundary garden wall; erection of rear dormer roof extension; insertion of two roof lights to the front and one to the rear.		

Application No: **HGY/2017/3011** Officer: Sarah Madondo

Decision: GTD Decision Date: 22/11/2017

Location: 4 Mount Pleasant Road N17 6TS

Proposal: To re-roof flat roof and pitched roof. To Install two roof windows on pitched roof at back.

PNE Applications Decided: 1

Application No: **HGY/2017/2567** Officer: Roland Sheldon

Decision: PN NOT REQ Decision Date: 12/10/2017

Location: 9 Winchelsea Road N17 6XJ

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.813m, for which the maximum height would be 3.557m and for which the height of the eaves would be 3m

RES Applications Decided: 3

Application No: **HGY/2016/2683** Officer: Samuel Uff

Decision: GTD Decision Date: 11/10/2017

Location: Selkirk Court Whitley Road N17 6RF

Proposal: Approval of details pursuant to condition 5 (desktop study) attached to planning permission HGY/2015/3185

Application No: **HGY/2017/0152** Officer: Laurence Ackrill

Decision: GTD Decision Date: 03/11/2017

Location: 7 Bruce Grove N17 6RA

Proposal: Approval of details pursuant to Condition 10c attached to planning permission HGY/2012/0563 / 8c attached to Listed Building Consent HGY/2012/0564 (specification for repair and refurbishment works detailing finishes and materials)

Application No: **HGY/2017/0154** Officer: Laurence Ackrill

Decision: GTD Decision Date: 08/11/2017

Location: 7 Bruce Grove N17 6RA

Proposal: Approval of details pursuant to Condition 10e attached to planning permission HGY/2012/0563 / 8e attached to Listed Building Consent HGY/2012/0564 (detailed drawings and sections for replacement windows, front door opening, joinery and steps, decorative metalwork, cornices)

Total Applications Decided for Ward: 14**WARD: Crouch End****ADV Applications Decided: 1**

Application No: **HGY/2017/2435** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 20/10/2017

Location: Harringay Arms 153 Crouch Hill N8 9QH

Proposal: New signage

CLUP Applications Decided: 3

Application No: **HGY/2017/2416** Officer: Conor Guilfoyle

Decision: PERM DEV Decision Date: 10/10/2017

Location: 22 Dickenson Road N8 9ET

Proposal: Certificate of lawfulness for formation of rear roof dormer extension; Installation of 2 x front roof lights; re-instatement of parapet wall above front bay projection.

Application No: **HGY/2017/3196** Officer: Samuel Uff
 Decision: PERM REQ Decision Date: 15/11/2017
 Location: 44 Stanhope Gardens N6 5TS
 Proposal: Certificate of lawfulness for a proposed outbuilding (to replace existing)

Application No: **HGY/2017/3280** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 15/11/2017
 Location: 13 Bedford Road N8 8HL
 Proposal: Certificate of Lawfulness for a single storey rear extension.

FUL Applications Decided: 18

Application No: **HGY/2017/2270** Officer: Aaron Lau
 Decision: GTD Decision Date: 20/11/2017
 Location: Land Adjacent to 1 Dashwood Road N8 9AD
 Proposal: Demolition of existing garage and erection of three-storey detached dwelling house including basement with associated amenity space, refuse store and cycle storage.

Application No: **HGY/2017/2300** Officer: Roland Sheldon
 Decision: GTD Decision Date: 09/11/2017
 Location: 34-36 The Broadway N8 9SU
 Proposal: Conversion of the upper floors of no.34 The Broadway from office use (B1) to two x 2-bedroom flats; conversion of the upper floors of no.36 The Broadway from a three bedroom maisonette to two x 2-bedroom flats; 2no. zinc-clad dormer juliette balconies to loft level of both nos. 34 and 36; increased height of the existing outrigger of no.34 to create an additional storey at 2nd floor; external communal staircase to provide access to the upper flat of no.34.

Application No: **HGY/2017/2521** Officer: Roland Sheldon
 Decision: GTD Decision Date: 18/10/2017
 Location: 57 Cecile Park N8 9AX
 Proposal: Lowering of slab level and increase in footprint of existing basement, alterations to fenestration of lower ground floor front elevation, increased depth of front light well and erection of a front boundary wall.

Application No: **HGY/2017/2523** Officer: Wendy Robinson
 Decision: GTD Decision Date: 13/10/2017
 Location: Flat 12 Brook Lodge Coolhurst Road N8 8ER
 Proposal: Replacement of existing single glazed aluminium framed windows and patio door with aluminium framed double glazed units.

Application No: **HGY/2017/2555** Officer: Wendy Robinson
 Decision: GTD Decision Date: 16/10/2017
 Location: 23 Hurst Avenue N6 5TX
 Proposal: Erection of front door canopy and handrail to entrance stair

Application No: **HGY/2017/2603** Officer: Wendy Robinson
 Decision: GTD Decision Date: 10/10/2017
 Location: 41 Avenue Road N6 5DF
 Proposal: Construction of a part two storey and part single storey side and rear extensions

Application No: **HGY/2017/2631** Officer: Wendy Robinson
 Decision: REF Decision Date: 16/10/2017
 Location: 19 Felix Avenue N8 9TL
 Proposal: Erection of a rear roof dormer extension and roof terrace

Application No: **HGY/2017/2632** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 18/10/2017
 Location: Land rear/side of Cranleigh 1 Christchurch Road N8 9QL
 Proposal: Total demolition of six lock-up garages comprising one block of four garages and one block of two garages.

Application No: **HGY/2017/2636** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 19/10/2017
 Location: Shared Driveway Hill Gate Walk Shepherds Hill N6 5RU
 Proposal: Installation of automatic vehicular gates on shared driveway to Hill Gate Walk.

Application No: **HGY/2017/2644** Officer: Conor Guilfoyle
 Decision: GTD Decision Date: 23/10/2017
 Location: 9 Coolhurst Road N8 8EP
 Proposal: Erection of a single storey outbuilding in the rear garden for study/consulting use

Application No: **HGY/2017/2745** Officer: Roland Sheldon
 Decision: GTD Decision Date: 30/10/2017
 Location: 5 Stanhope Gardens N6 5TT
 Proposal: Single story rear extension at ground floor level.

Application No: **HGY/2017/2763** Officer: Wendy Robinson
 Decision: GTD Decision Date: 24/10/2017
 Location: 5 Montenotte Road N8 8RL
 Proposal: Erection of a single storey side extension

Application No: **HGY/2017/2764** Officer: Wendy Robinson
 Decision: GTD Decision Date: 24/10/2017
 Location: 9 Stanhope Gardens N6 5TT
 Proposal: Erection of a single storey side extension

Application No: **HGY/2017/2772** Officer: Conor Guilfoyle
 Decision: REF Decision Date: 02/11/2017
 Location: 9 Russell Road N8 8HN
 Proposal: Formation of rear dormer and insertion of roof lights on front roof slope and to side of projecting rear roof slope

Application No: **HGY/2017/2773** Officer: Wendy Robinson
 Decision: GTD Decision Date: 15/11/2017
 Location: 33 Bryanstone Road N8 8TN
 Proposal: Erection of a single storey part rear and part side extension

Application No: **HGY/2017/2778** Officer: Roland Sheldon

Decision: GTD Decision Date: 02/11/2017

Location: 8 Glasslyn Road N8 8RH

Proposal: Single storey ground floor rear infill extension

Application No: **HGY/2017/2782** Officer: Emma McCready

Decision: GTD Decision Date: 26/10/2017

Location: 143B Crouch Hill N8 9QH

Proposal: Change of use of premises from retail (Use Class A1) to a café/restaurant (Use Class A3) and changes to the existing shop front window. The premises currently has a temporary permission to operate as an A3 use which this application seeks to make permanent.

Application No: **HGY/2017/2928** Officer: Laurence Ackrill

Decision: GTD Decision Date: 10/11/2017

Location: 11 Briston Grove N8 9EX

Proposal: Erection of single storey rear extension and creation of front lightwell

LBC Applications Decided: 1

Application No: **HGY/2017/2638** Officer: Laurence Ackrill

Decision: GTD Decision Date: 19/10/2017

Location: 8 The Broadway N8 9SX

Proposal: Installation of posts and anti-bird netting above existing rooftop plant

PNC Applications Decided: 1

Application No: **HGY/2017/2682** Officer: Laurence Ackrill

Decision: PN NOT REQ Decision Date: 30/10/2017

Location: 20 Crescent Road N8 8AX

Proposal: Notification for Prior Approval for a Proposed Change of Use of a building from Storage and Warehouse Use (Class B8) to a Dwellinghouse (Class C3)

PNE Applications Decided: 1

Application No: **HGY/2017/2888** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 14/11/2017

Location: 38 Womersley Road N8 9AN

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.1m, for which the maximum height would be 3.48m and for which the height of the eaves would be 2.67m

RES Applications Decided: 1

Application No: **HGY/2017/3182** Officer: Laurence Ackrill

Decision: GTD Decision Date: 07/11/2017

Location: 20 Crescent Road N8 8AX

Proposal: Approval of details pursuant to condition 1 (Cycle storage) attached to planning permission HGY/2017/2682

TPO Applications Decided: 2

Application No:	HGY/2017/2774	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	25/10/2017
Location:	8 Coolhurst Road N8 8EL		
Proposal:	Tree works to to include crown reduction by approximately 2 metres and crown lift by 3 metres of 1 x silver birch in rear garden covered by a Tree Preservation Order		
Application No:	HGY/2017/2812	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	25/10/2017
Location:	44 Stanhope Gardens N6 5TS		
Proposal:	Tree works to include crown reduction back to most recent reduction point , crown lift above public footpath of 2.5m and removal of major dead wood and crossing branches of four x lime trees covered by a Tree Preservation Order (T5 Lime is not covered by a TPO and will be dealt with under a Section 211 Notice)		

Total Applications Decided for Ward: 28

WARD: Fortis Green

CLUP Applications Decided: 5

Application No:	HGY/2017/2692	Officer:	Samuel Uff
Decision:	PERM DEV	Decision Date:	19/10/2017
Location:	23 Osier Crescent N10 1QR		
Proposal:	Certificate of lawfulness for proposed single storey rear extension		
Application No:	HGY/2017/2997	Officer:	Laurence Ackrill
Decision:	PERM DEV	Decision Date:	23/10/2017
Location:	5 Eastern Road N2 9LD		
Proposal:	Certificate of lawfulness for hardstanding to provide off-street parking		
Application No:	HGY/2017/3025	Officer:	Archie Noden
Decision:	PERM DEV	Decision Date:	03/11/2017
Location:	12 Greenfield Drive N2 9AF		
Proposal:	Certificate of lawfulness for the erection of an outbuilding		
Application No:	HGY/2017/3058	Officer:	Conor Guilfoyle
Decision:	PERM DEV	Decision Date:	30/10/2017
Location:	22 Marriott Road N10 1JJ		
Proposal:	Certificate of lawfulness for proposed rear roof dormer extension and insertion of front roof lights		
Application No:	HGY/2017/3220	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	10/11/2017
Location:	17 Lauradale Road N2 9LT		
Proposal:	Certificate of lawfulness for formation of dormer in rear roof slope and installation of three roof lights in front roof slope and minor alteration to rear elevation.		

COND Applications Decided: 2

Application No:	HGY/2017/2581	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	13/10/2017
Location:	15 Wellfield Avenue N10 2EA		
Proposal:	Variation of condition 2 (plans and specifications) attached to planning permission HGY/2017/1154 in order to amend the approved plans to incorporate 2 rear juliet balconies, removal of side passage door, alterations to the proposed rear extension rooflights and layout of car parking area to the rear.		
Application No:	HGY/2017/2824	Officer:	Roland Sheldon
Decision:	GTD	Decision Date:	22/11/2017
Location:	492 Archway Road N6 4NA		
Proposal:	Variation of a condition 2 (approved plans) of planning application HGY/2016/1830. Amendments include:		
	1. Removal of the chimney stack		
	2. Alterations to the terrace in middle floor flat, plus associated internal/external changes.		
	3. Removal of the metal spiral staircase as access to lower ground flat and replace it with a normal side entrance using natural slope of the ground, plus associated internal/external changes.		

FUL Applications Decided: 11

Application No:	HGY/2017/2577	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/11/2017
Location:	85 Woodside Avenue N10 3HF		
Proposal:	Erection of a two storey dwelling with basement accommodation, front and rear lightwells, first floor front balcony, external storage and associated parking		
Application No:	HGY/2017/2578	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/11/2017
Location:	85 Woodside Avenue N10 3HF		
Proposal:	Erection of 2 x two storey dwellings (adjacent to no.87 Woodside Avenue) with basement accommodation, front and rear lightwells, first floor front balconies, external storage and associated parking (following demolition of existing buildings)		
Application No:	HGY/2017/2608	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	12/10/2017
Location:	24 Bancroft Avenue N2 0AS		
Proposal:	Erection of single storey rear extension; replacement of existing garage door with window; replacement of existing garage side window with a door; enlargement of northern elevation ground floor windows, alterations to side dormer window and alteration of first floor window; and enlargement of southern elevation ground floor windows enlarged ground floor window		
Application No:	HGY/2017/2691	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	14/11/2017
Location:	The Lodge Manor Court Aylmer Road N2 0PJ		
Proposal:	Roof extensions and alterations to create a first floor, incorporating alterations to the hipped roof, 2 x side dormers (northern elevation), 1 x side dormer (southern elevation) and 1 x front rooflight, in conjunction with a single storey side extension (southern elevation) and conversion of the existing garage to habitable accommodation with garage door altered to a window and entrance door.		
Application No:	HGY/2017/2693	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	20/10/2017
Location:	23 Osier Crescent N10 1QR		
Proposal:	Conversion of existing garage into a habitable room; repositioning of the rear garden wall; and installation of 2 x rooflights in the roof of the converted garage		

Application No: **HGY/2017/2707** Officer: Aaron Lau
 Decision: REF Decision Date: 24/10/2017
 Location: 22 Woodberry Crescent N10 1PH
 Proposal: Formation of rear and side dormers

Application No: **HGY/2017/2775** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 20/10/2017
 Location: 22 Fortis Green Avenue N2 9NA
 Proposal: Construction of a single storey rear extension

Application No: **HGY/2017/2803** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 27/10/2017
 Location: 1 Coldfall Avenue N10 1HS
 Proposal: Construction of bin store to front

Application No: **HGY/2017/2811** Officer: Roland Sheldon
 Decision: GTD Decision Date: 10/11/2017
 Location: 43 Sussex Gardens N6 4LY
 Proposal: Conversion of the existing garage into a playroom, removal of garage door and replacement with casement windows.

Application No: **HGY/2017/2817** Officer: Roland Sheldon
 Decision: GTD Decision Date: 24/10/2017
 Location: 1 Sussex Gate Sussex Gardens N6 4LS
 Proposal: Erection of concrete canopy above front entrance and single storey front extension to dwellinghouse

Application No: **HGY/2017/2825** Officer: Sean McCawley
 Decision: GTD Decision Date: 22/11/2017
 Location: 12 Dukes Avenue N10 2PT
 Proposal: Proposed loft alterations incorporating rear dormer

LBC Applications Decided: 1

Application No: **HGY/2017/2376** Officer: Lucy Morrow
 Decision: GTD Decision Date: 20/10/2017
 Location: The Gables Fortis Green N10 3EA
 Proposal: Listed Building Consent for: 1. removal of existing creasing tiles and perished soldier course on right hand flank (Leaside Avenue) boundary wall and replace with coated engineering bricks to match existing boundary wall on Fortismere Avenue; and 2. Carrying out a small area of repointing to left hand flank (Fortismere Avenue) boundary wall to match existing.

NON Applications Decided: 2

Application No: **HGY/2017/2905** Officer: Aaron Lau
 Decision: GTD Decision Date: 25/10/2017
 Location: United Reformed Church Tetherdown N10 1NB
 Proposal: Non-material amendment following a grant of planning permission HGY/2016/1801 to amend type and positions of rooflights, top of Tower and location of cross, corner glazing to single-storey extension, fenestration changes to Queens Avenue elevation and reduce step width

Application No: **HGY/2017/3255** Officer: Samuel Uff

Decision: GTD Decision Date: 10/11/2017

Location: 2 Eastern Road N2 9LD

Proposal: Non-material amendment to planning permission HGY/2016/3184 for a reduced depth and alteration to roof form

RES Applications Decided: 3

Application No: **HGY/2017/0871** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 12/10/2017

Location: 109 Fortis Green N2 9HR

Proposal: Approval of details pursuant to condition 20 (details of extract fans or flues) attached to planning permission HGY/2015/3813

Application No: **HGY/2017/2633** Officer: Aaron Lau

Decision: GTD Decision Date: 30/10/2017

Location: United Reformed Church Tetherdown N10 1NB

Proposal: Approval of details pursuant to condition 4 (materials) attached to planning permission HGY/2016/1801

Application No: **HGY/2017/2884** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 19/10/2017

Location: Flat 3 21 Muswell Road N10 2BJ

Proposal: Approval of details pursuant to conditions 3 (Supervisor of the construction works) attached to planning permission HGY/2017/1552

TEL Applications Decided: 2

Application No: **HGY/2017/3093** Officer: Kwaku Bossman-Gyamera

Decision: RNO Decision Date: 01/11/2017

Location: 358 Muswell Hill Broadway N10 1DJ

Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights to Deployment of 4 no. microcell antennas, as part of a small cell system.

Application No: **HGY/2017/3095** Officer: Kwaku Bossman-Gyamera

Decision: RNO Decision Date: 01/11/2017

Location: O/S Halls of Residence Chester House Pages Lane N10 1PR

Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights to install 1x DSLAM equipment cabinet olive green.

TPO Applications Decided: 3

Application No: **HGY/2017/2647** Officer: Aaron Lau

Decision: GTD Decision Date: 01/11/2017

Location: 35 Fordington Road N6 4TD

Proposal: Prune T1 Oak: clean to remove all dead, diseased and broken branches 2 centimetres in diameter and larger throughout crown; thin crown to remove 10% of live branches; and reduce crown height by 2-3 metres

Application No: **HGY/2017/2685** Officer: Samuel Uff

Decision: GTD Decision Date: 19/10/2017

Location: Beechwood Close Western Road N2 9JA

Proposal: Tree works to Oak, 2 x Lime and 2 x Horse Chestnut to include 20% reduction to each.

Application No: **HGY/2017/2915** Officer: Roland Sheldon

Decision: GTD Decision Date: 16/11/2017

Location: 41 Sussex Gardens N6 4LY

Proposal: Works to a tree protected by a TPO: T1: Willow: Remove stacked branches and make good broken limb
T1: Willow: Pollard remaining 6 stems by 50% to prevent stem failure To prevent limb failure after recent snap out

Total Applications Decided for Ward: 29

WARD: **Harringay**

CLUP Applications Decided: 2

Application No: **HGY/2017/2985** Officer: Samuel Uff

Decision: PERM DEV Decision Date: 01/11/2017

Location: 30 Duckett Road N4 1BN

Proposal: Certificate of lawfulness for proposed rear dormer roof extension

Application No: **HGY/2017/3236** Officer: Jon Skapoullis

Decision: PERM DEV Decision Date: 15/11/2017

Location: 133 Lothair Road North N4 1ER

Proposal: Certificate of lawfulness for proposed rear dormer and front roof lights.

FUL Applications Decided: 12

Application No: **HGY/2017/2459** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 16/10/2017

Location: 98B Allison Road N8 0AS

Proposal: Erection of a rear dormer window and insertion of rooflights to the front elevation.

Application No: **HGY/2017/2464** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 10/10/2017

Location: 50 Warham Road N4 1AT

Proposal: Erection of a single storey rear side/infill extension at ground floor level and remodelling of first floor.

Application No: **HGY/2017/2484** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 16/10/2017

Location: 74 Falkland Road N8 0NP

Proposal: Erection of a single storey rear/side infill extension

Application No: **HGY/2017/2700** Officer: Samuel Uff

Decision: GTD Decision Date: 16/10/2017

Location: 15 Burgoyne Road N4 1AA

Proposal: Proposed ground floor rear infill extension

Application No: **HGY/2017/2704** Officer: Emma McCready

Decision: GTD Decision Date: 09/11/2017

Location: 10 Coningsby Road N4 1EG

Proposal: Erection of a single storey rear extension to lower ground floor.

Application No:	HGY/2017/2721	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	23/10/2017	
Location:	First Floor Flat 62 Seymour Road N8 0BE			
Proposal:	Loft conversion with rear facing dormer and 3 front roof windows			
Application No:	HGY/2017/2724	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	25/10/2017	
Location:	Flat C 47 Warham Road N4 1AR			
Proposal:	Variation of Condition 2 (Approved Plans) of application HGY/2016/3877 (Roof extension with associated roof terrace and 4 x solar panels on top of proposed dormer) - Alteration to balustrading from transparent glazed panels to wire rope system			
Application No:	HGY/2017/2807	Officer:	Sean McCawley	
Decision:	GTD	Decision Date:	25/10/2017	
Location:	109 Beresford Road N8 0AG			
Proposal:	Erection of a side/rear infill extension			
Application No:	HGY/2017/2837	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	07/11/2017	
Location:	Ground Floor Flat 46 Seymour Road N8 0BE			
Proposal:	Erection of single storey rear extension to existing ground floor flat			
Application No:	HGY/2017/2865	Officer:	Sean McCawley	
Decision:	REF	Decision Date:	01/11/2017	
Location:	32 Willoughby Road N8 0JG			
Proposal:	Two storey rear and roof extension			
Application No:	HGY/2017/2870	Officer:	Samuel Uff	
Decision:	GTD	Decision Date:	30/10/2017	
Location:	30 Duckett Road N4 1BN			
Proposal:	Erection of a single story ground floor side infill extension			
Application No:	HGY/2017/2922	Officer:	Roland Sheldon	
Decision:	REF	Decision Date:	03/11/2017	
Location:	3 Wightman Road N4 1RQ			
Proposal:	Conversion of the existing ground floor restaurant into 2no. residential units (2x1 bed) including exterior alterations to the ground floor fenestration of building.			

PNE Applications Decided: 2

Application No:	HGY/2017/2566	Officer:	Laina Levassor	
Decision:	PN NOT REQ	Decision Date:	09/10/2017	
Location:	126 Hewitt Road N8 0BN			
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.5m			

Application No: **HGY/2017/2571** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 13/10/2017

Location: 41 Fairfax Road N8 0NH

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.5m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

RES Applications Decided: 2

Application No: **HGY/2017/0539** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 09/10/2017

Location: Railway Approach Hampden Road N8 0HG

Proposal: Approval of details pursuant to condition 37 (Piling or any other foundation designs) attached to planning permission HGY/2016/1573

Application No: **HGY/2017/0693** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 10/11/2017

Location: Railway Approach Hampden Road N8 0HG

Proposal: Approval of details pursuant to condition 18 (lighting details) attached to planning permission HGY/2016/1573

TPO Applications Decided: 1

Application No: **HGY/2017/2653** Officer: Sean McCawley

Decision: GTD Decision Date: 01/11/2017

Location: 28 Lausanne Road N8 0HN

Proposal: TPO - 1 (Lime Tree to the Left of the garden) - approx 11m tall - Crown Reduce approximately 1m below pruning points, removing approximately 3m from the height and based on overhanging branches into neighbouring properties (which were not cut in 2013 due to access issues), to remove up to 2.5m from the sides.

TPO - 2 (Lime Tree to the Right of the garden) - approx 14m tall - Crown Reduce approximately 1m below pruning points, removing approximately 4.5m from the height (to approximately align it with the other Lime tree), and based on overhanging branches into neighbouring properties (which were not cut in 2013 due to access issues), to remove up to 2.5m from the side.

Total Applications Decided for Ward: 19WARD: **Highgate****ADV Applications Decided: 1**

Application No: **HGY/2017/2687** Officer: Wendy Robinson

Decision: GTD Decision Date: 23/10/2017

Location: 281 Shop 279-281 Archway Road N6 5AA

Proposal: Display of an externally illuminated fascia advertisement and a non-illuminated projecting hanging sign

CLUP Applications Decided: 1

Application No: **HGY/2017/2964** Officer: Laurence Ackrill

Decision: PERM DEV Decision Date: 22/11/2017

Location: 11 Bishopswood Road N6 4PB

Proposal: Certificate of lawfulness to confirm that the works as part of application reference HGY/2013/0217 have commenced.

COND Applications Decided: 1

Application No: **HGY/2017/2749** Officer: Laurence Ackrill

Decision: GTD Decision Date: 24/10/2017

Location: 27 Southwood Avenue N6 5SA

Proposal: Variation of condition 2 (plans and specifications) attached to planning permission application HGY/2015/2419 involving the infilling of the rear basement lightwell and omission of the external lightwell

FUL Applications Decided: 16

Application No: **HGY/2016/4115** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 10/10/2017

Location: 361 Archway Road N6 4EJ

Proposal: Extension of first and second floor to create new two bedroom dwelling. Modification of ground floor post office and creation of new frosted glass screen.

Application No: **HGY/2017/0013** Officer: Lucy Morrow

Decision: GTD Decision Date: 16/10/2017

Location: 58 Highgate High Street N6 5HX

Proposal: Internal alterations in connection with the use of the basement for B1 office purposes. Minor external alterations including new entrance door, steps and railings at rear and provision of a new window opening on the front elevation at ground floor level.

Application No: **HGY/2017/2217** Officer: Laurence Ackrill

Decision: GTD Decision Date: 06/11/2017

Location: Flat A 87 Southwood Lane N6 5TB

Proposal: Single storey side and rear extension, following the demolition of an existing side and rear extension

Application No: **HGY/2017/2432** Officer: Laurence Ackrill

Decision: GTD Decision Date: 11/10/2017

Location: 1 Talbot Road N6 4QS

Proposal: Demolition of existing porch, construction of a new porch, the provision of a refuse store to the front of the property and alterations to the front boundary including new gate

Application No: **HGY/2017/2516** Officer: Samuel Uff

Decision: REF Decision Date: 11/10/2017

Location: 485 Archway Road N6 4HX

Proposal: Conversion of existing upper floor flat into 2 x self-contained flats in conjunction with a first floor rear extension, first floor rear balcony, rear dormer roof extension and an associated roof terrace with screening

Application No: **HGY/2017/2517** Officer: Samuel Uff

Decision: GTD Decision Date: 17/10/2017

Location: 487 Archway Road N6 4HX

Proposal: Single storey rear / infill extension and rear dormer roof extension (following demolition of an existing ground floor extension and dormer roof extension).

Application No: **HGY/2017/2576** Officer: Samuel Uff

Decision: GTD Decision Date: 24/11/2017

Location: Flat 2 57 Hornsey Lane N6 5LE

Proposal: Single storey rear extension (replacing existing structure)

Application No:	HGY/2017/2617	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	03/11/2017
Location:	The Bull 13 North Hill N6 4AB		
Proposal:	Construction of timber outbuilding and 3 x cabanas, to house a small bar, re-house brewing equipment and allowing outside patron use, incorporating decking, a bin store and re-paving of this area.		
Application No:	HGY/2017/2655	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	20/10/2017
Location:	27 Milton Park N6 5QB		
Proposal:	Erection of a rear roof dormer extension, two front roof dormer extensions, and enlargement of one first floor rear window openings		
Application No:	HGY/2017/2661	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	17/10/2017
Location:	Ground Floor Flat 6 Winchester Road N6 5HW		
Proposal:	Construction of a single storey rear extension and single storey side infill extension		
Application No:	HGY/2017/2688	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	23/10/2017
Location:	281 Shop 279-281 Archway Road N6 5AA		
Proposal:	Replacement of exiting shop front with timber frame heritage shopfront		
Application No:	HGY/2017/2742	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	30/10/2017
Location:	2 Yeatman Road N6 4DT		
Proposal:	Hip to gable and rear dormer roof extension and erection of single storey rear extension		
Application No:	HGY/2017/2750	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	01/11/2017
Location:	Flat A 70 Langdon Park Road N6 5QG		
Proposal:	Alterations to the side elevation fenestration involving the removal of 2 no. sash windows and the insertion of 1no. new aluminium framed window		
Application No:	HGY/2017/2777	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/11/2017
Location:	59 Hornsey Lane N6 5LE		
Proposal:	Flat conversion to create 1 x 2 bed unit and 1 x 4 bed unit, new rear ground floor fenestration with walkway to garden, and erection of ground floor rear side conservatory		
Application No:	HGY/2017/2795	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	08/11/2017
Location:	11 Highgate Avenue N6 5SB		
Proposal:	Erection of single storey rear extension and new rear timber framed windows		
Application No:	HGY/2017/2847	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	24/11/2017
Location:	Shop 88-90 Highgate High Street N6 5HX		
Proposal:	Change of use of the lower ground floor from ancillary A1 retail storage space to part B1 office use and part C3 residential use to provide 1 x 1 bedroom self-contained flat. Construction of two storey rear extension, following the partial demolition of an existing two storey rear projection to provide 1 x 1 bedroom self-contained flat and 1 x 2 bedroom self-contained duplex flat.		

LBC Applications Decided: 2

Application No:	HGY/2017/0014	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	16/10/2017
Location:	58 Highgate High Street N6 5HX		
Proposal:	Listed building consent for internal alterations in connection with the use of the basement for B1 office purposes. Minor external alterations including new entrance door, steps and railings at rear and provision of a new window opening on the front elevation at ground floor level.		
Application No:	HGY/2017/2592	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	16/10/2017
Location:	17 High Point 1 North Hill N6 4BA		
Proposal:	Listed building consent for internal strip out works including removal of non-original cabinets and fittings, and repair and refurbishment works to windows.		

NON Applications Decided: 2

Application No:	HGY/2017/2787	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	25/10/2017
Location:	7 Grange Road N6 4AR		
Proposal:	Non-material amendment to HGY/2015/2610 to specify replacement glazing to all existing windows with heritage bronze casements to existing openings and fenestration.		
Application No:	HGY/2017/2909	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	13/10/2017
Location:	12 Grange Road N6 4AP		
Proposal:	Non-material amendment following the grant of planning permission ref. HGY/2017/0575 to change a false stone balustrade to a glazed balustrade and replace 3x approved rectangular rooflights with 2x linear rooflights		

RES Applications Decided: 4

Application No:	HGY/2017/2465	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	10/10/2017
Location:	Woodberry View 417 Archway Road N6 4HU		
Proposal:	Approval of details pursuant to conditions 3 (Construction Management Plan) and 5 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2017/0372		
Application No:	HGY/2017/2816	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	13/11/2017
Location:	1 Talbot Road N6 4QS		
Proposal:	Approval of details pursuant to condition 3 (Method of Construction Statement) attached to planning permission HGY/2017/1558		
Application No:	HGY/2017/2838	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	08/11/2017
Location:	55 Sheldon Avenue N6 4NH		
Proposal:	Approval of details pursuant to condition 4 (Construction Management Plan) attached to planning permission HGY/2016/0801		
Application No:	HGY/2017/3256	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	17/11/2017
Location:	6A Church Road N6 4QT		
Proposal:	Approval of Details pursuant to Condition 4 (Tree Planting) attached to planning permission HGY/2015/3659		

TPO Applications Decided: 6

Application No: **HGY/2017/2621** Officer: Matthew Gunning

Decision: GTD Decision Date: 19/10/2017

Location: 30 Denewood Road N6 4AH

Proposal: T1 - Horse chestnut at the far end of the garden. Reduce height and spread by 2 - 2.5m and reshape to retain a natural rounded silhouette. Cuts to be made back to suitable secondary shoots or growing points as far as possible in order to avoid leaving stumps. Reason - safety, to reduce weight and wind resistance due to decay cavity and wound on the trunk. T2 - Horse chestnut in the far right hand corner of the garden. Replace with standard silver birch in the far left hand part of the garden. Fell to near ground level due to severe and extensive decay in the trunk. Reason - safety.

Application No: **HGY/2017/2622** Officer: Matthew Gunning

Decision: GTD Decision Date: 01/11/2017

Location: 28 Stormont Road N6 4NP

Proposal: TPO Tree Works:
T3 - Magnolia Grandiflora - lightly reduce over extended lateral branches by no more than 1.5m away from hedge and neighbouring Magnolia (all other tree works specified on application form are being dealt with under a Section 211 Notice)

Application No: **HGY/2017/2627** Officer: Roland Sheldon

Decision: GTD Decision Date: 30/10/2017

Location: 12 Herons Lea Sheldon Avenue N6 4NB

Proposal: TPO Tree Works: English Oak - crown thinning by 20%, remove any dead wood, cut back branches nearest corner of building (block 13-18) to give a maximum of 3 meters clearance because it has damaged the roof tiles and it blocking out light to windows on the top floor, reduce branches over car park by 3m

Application No: **HGY/2017/2840** Officer: Laurence Ackrill

Decision: GTD Decision Date: 08/11/2017

Location: 52 Hornsey Lane Gardens N6 5PB

Proposal: Works to TPO tree: T1: London plane: Re-pollard to previous points removing approximately 3-4m of re-growth to keep tree at a size suitable for location and as part of regular maintenance; T2: Ash (6-7m): Fell to ground level due to proximity to fence; T3: Thuja: Fell to ground level due to damage to wall; T4: Magnolia: Crown reduce by 1m to keep at a size suitable for location and T5: Bay: Pollard to 3m to allow more light to front of house.

Application No: **HGY/2017/3068** Officer: Sean McCawley

Decision: GTD Decision Date: 17/11/2017

Location: Woodlands Courtenay Avenue N6 4LR

Proposal: Works to tree protected by a TPO: T1 Oak: Reduce limb over house by 2m. Work being carried out to prevent failure of limb.

Application No: **HGY/2017/3069** Officer: Sean McCawley

Decision: GTD Decision Date: 17/11/2017

Location: Southwood Park Southwood Lawn Road N6 5SG

Proposal: Works to trees protected by a TPO:
T1 Lime: reduce to previous pollards and remove epicormic growth
T2 Lime: reduce to previous pollards
T3 Plane: lift over road by 7 metres and reduce crown 3 metres
T4 Lime: lift to 4 metres and 20% thin
T5 Cherry: reduce crown by 3 metres
T6 Plane: reduce crown by 3 metres

Total Applications Decided for Ward: 33**WARD: Hornsey****CLUP Applications Decided: 1**

Application No: **HGY/2017/3275** Officer: Marco Zanelli

Decision: PERM DEV Decision Date: 15/11/2017

Location: 16 Rectory Gardens N8 7PJ

Proposal: Certificate of Lawfulness for demolition of rear existing glass structure and replacement with a single storey rear extension.

FLEX Applications Decided: 1

Application No: **HGY/2017/3156** Officer: Matthew Gunning

Decision: FLEXGTD Decision Date: 14/11/2017

Location: 46A Tottenham Lane N8 7ED

Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 starting from 01/11/2017: Existing Use Class D1 - (Boxing Gym) Proposed Use Class B1 (Photographic office)

FUL Applications Decided: 12

Application No: **HGY/2017/2395** Officer: Sean McCawley

Decision: GTD Decision Date: 09/10/2017

Location: 42-46 High Street N8 7NX

Proposal: Change of use from A1 (Retail) to 1x A1 (Retail) unit, 1x A1 (Sandwich Bar) unit and 1x D2 (Yoga Studio) unit

Application No: **HGY/2017/2519** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 12/10/2017

Location: First Floor Flat 70 Linzee Road N8 7RE

Proposal: Retrospective planning application for external staircase to the side elevation for rear garden access for first floor flat

Application No: **HGY/2017/2520** Officer: Sean McCawley

Decision: GTD Decision Date: 18/10/2017

Location: 48 Harvey Road N8 9PA

Proposal: House conversion into 3no self-contained 2x2 bed & 1x1bed flats and the erection of a single storey first floor side extension with roof balcony

Application No: **HGY/2017/2529** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 13/10/2017

Location: 38 Elmfield Avenue N8 8QG

Proposal: Erection of 3m deep single storey rear extension

Application No: **HGY/2017/2539** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 17/10/2017

Location: Flat 2 62B High Street N8 7NX

Proposal: Roof extension to existing flat to provide additional accomodation at second floor level and creation of roof terrace with associated screening.

Application No: **HGY/2017/2654** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 16/10/2017

Location: 5 Rokesly Avenue N8 8NS

Proposal: Replacement windows and doors and insertion of additonal rooflight to rear of property at ground floor level

Application No:	HGY/2017/2656	Officer:	Conor Guilfoyle
Decision:	REF	Decision Date:	24/10/2017
Location:	50A Topsfield Parade Tottenham Lane N8 8PT		
Proposal:	Formation of rear dormer roof extension and conversion of existing five bedroom maisonette into 1x 1 bedroom flat and 1x two bedroom flat.		
Application No:	HGY/2017/2674	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	21/11/2017
Location:	Flat 1 240 Ferme Park Road N8 9BN		
Proposal:	Basement extension and front lightwell to extend an existing ground floor flat		
Application No:	HGY/2017/2802	Officer:	Laurence Ackrill
Decision:	REF	Decision Date:	31/10/2017
Location:	Flat 2 274 Ferme Park Road N8 9BL		
Proposal:	Roof extension to existing rear outrigger, addition of Velux roof windows and new rear window opening.		
Application No:	HGY/2017/2820	Officer:	Sean McCawley
Decision:	GTD	Decision Date:	17/11/2017
Location:	36 Priory Road N8 7EX		
Proposal:	Alterations to front elevation including the installation of rooflight and glazing to existing first floor balcony to create an internal winter garden		
Application No:	HGY/2017/2912	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	23/11/2017
Location:	11 Rathcoole Gardens N8 9ND		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2017/2938	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	21/11/2017
Location:	Alexandra Mansions Middle Lane N8 7LA		
Proposal:	Formation of rear roof dormer extension over Flats 174-184 to enable access from within building to roof to provide access for maintenance and gutter cleaning; erection of associated perimeter roof guardrails and roof access ladders and walkways to rear roof slopes		

RES Applications Decided: 4

Application No:	HGY/2017/2500	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	22/11/2017
Location:	Hornsey Reuse and Recycling Centre High Street N8 7QB		
Proposal:	Approval of details pursuant to Condition 8 (Delivery & Service Plan) attached to planning permission HGY/2013/2019		
Application No:	HGY/2017/2501	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	22/11/2017
Location:	Hornsey Reuse and Recycling Centre High Street N8 7QB		
Proposal:	Approval of details pursuant to Condition 27 (Foodstore Management Plan) attached to planning permission HGY/2013/2019		

Application No: **HGY/2017/2639** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/10/2017
 Location: Land Adjacent 8 Elmcroft Close N8 7ES
 Proposal: Approval of details pursuant to conditions 3 (materials) and 4 (Construction Management Plan) attached to planning permission HGY/2016/0475

Application No: **HGY/2017/2718** Officer: Wendy Robinson
 Decision: GTD Decision Date: 13/11/2017
 Location: Land Adjacent to Hornsey Bowling Club Rectory Gardens N8 7QT
 Proposal: Approval of details pursuant to condition 4 (landscaping), condition 5 (boundary treatments), condition 6 (greenwall and roof), and condition 7 (external lighting) attached to planning permission HGY/2016/1307

Total Applications Decided for Ward: 18

WARD: **Muswell Hill**

CLUP Applications Decided: 2

Application No: **HGY/2017/2866** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 12/10/2017
 Location: 34 Redston Road N8 7HJ
 Proposal: Certificate of lawfulness for single storey rear extension.

Application No: **HGY/2017/2908** Officer: Fatema Begum
 Decision: PERM DEV Decision Date: 18/10/2017
 Location: 16 Wood Vale N10 3DP
 Proposal: Certificate of lawfulness: hip to gable, rear dormer and front roof lights

COND Applications Decided: 1

Application No: **HGY/2017/2668** Officer: Roland Sheldon
 Decision: GTD Decision Date: 23/10/2017
 Location: 6 Harefield Road N8 8QY
 Proposal: Variation of condition 2 (approved plans) of planning permission HGY/2015/0791 for erection of a single storey rear side extension and erection of dormer window to rear and front:

 Proposed changes:

 - Increase in width of the proposed single storey rear extension.

FUL Applications Decided: 10

Application No: **HGY/2017/2422** Officer: Samuel Uff
 Decision: REF Decision Date: 09/10/2017
 Location: 38 Springfield Avenue N10 3SY
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2017/2559** Officer: Roland Sheldon
 Decision: GTD Decision Date: 17/10/2017
 Location: 22 Veryan Court Park Road N8 8JR
 Proposal: Change of use from A1 into Sui Generis use as a dog grooming and dog day care facility.

Application No: **HGY/2017/2564** Officer: Roland Sheldon
Decision: GTD Decision Date: 12/10/2017
Location: 163 Cranley Gardens N10 3AG
Proposal: Proposed single storey rear extension.

Application No: **HGY/2017/2568** Officer: Roland Sheldon
Decision: GTD Decision Date: 17/10/2017
Location: First and Second Floor Flat 53 Woodland Gardens N10 3UE
Proposal: Erection of 2 rear dormers with juliette balconies, and insertion of 4 roof lights to front elevation of existing roof.

Application No: **HGY/2017/2611** Officer: Roland Sheldon
Decision: GTD Decision Date: 02/11/2017
Location: Flat 1 and Basement Flat 65 and 67 Muswell Hill N10 3PN
Proposal: Erection of ground and part basement floor rear extension to no. 65 and erection single storey rear extension to no. 67 Muswell Hill.

Application No: **HGY/2017/2719** Officer: Roland Sheldon
Decision: GTD Decision Date: 24/10/2017
Location: 61 Park Avenue South N8 8LX
Proposal: Application to convert 2 existing flats back into a single family dwellinghouse.

Application No: **HGY/2017/2751** Officer: Aaron Lau
Decision: GTD Decision Date: 19/10/2017
Location: 175 Cranley Gardens N10 3AG
Proposal: Demolish of the existing conservatory and erection of single storey rear extension

Application No: **HGY/2017/2757** Officer: Aaron Lau
Decision: GTD Decision Date: 02/11/2017
Location: 66 Woodland Rise N10 3UJ
Proposal: Erection of single storey rear extension, new ground floor bay rear windows, replace second floor roof terrace door and loft window, new garden outbuilding and revised garden levels, and modify front garden access to the basement

Application No: **HGY/2017/2769** Officer: Aaron Lau
Decision: REF Decision Date: 02/11/2017
Location: 25 Carysfort Road N8 8RA
Proposal: Formation of second floor roof addition

Application No: **HGY/2017/3053** Officer: Wendy Robinson
Decision: GTD Decision Date: 21/11/2017
Location: 42 Redston Road N8 7HJ
Proposal: Construction of a single storey rear extension

Application No: **HGY/2017/2457** Officer: Roland Sheldon

Decision: GTD Decision Date: 12/10/2017

Location: Land adjacent to 82 Muswell Hill Place N10 3RR

Proposal: Proposed infill development of one x 3-storey residential unit, with basement and landscaped front and rear gardens.

NON Applications Decided: 2

Application No: **HGY/2017/2992** Officer: Sean McCawley

Decision: REF Decision Date: 31/10/2017

Location: 57 Woodland Rise N10 3UN

Proposal: Non-material amendment: Removal of light-well and the setting of the flank wall 200mm from boundary with 57A Woodland Rise

Application No: **HGY/2017/3034** Officer: Wendy Robinson

Decision: GTD Decision Date: 25/10/2017

Location: 7 Church Crescent N10 3NA

Proposal: Non-material amendment following a grant of planning permission (HGY/2016/1184) to replace the front bay window with new period correct timber sashes with 8 over 2 over 4 configuration and the inclusion of a Juliet balcony to the rear first floor window

RES Applications Decided: 4

Application No: **HGY/2017/0806** Officer: Gareth Prosser

Decision: GTD Decision Date: 03/11/2017

Location: Land To Rear of 3 New Road N8

Proposal: Approval of details relating to condition 3 (Construction Management Plan) of planning permission HGY/2016/1562

Application No: **HGY/2017/0814** Officer: Gareth Prosser

Decision: GTD Decision Date: 03/11/2017

Location: Land To Rear of 3 New Road N8

Proposal: Approval of details relating to condition 7 (Risk Assessment) of planning permission HGY/2016/1562

Application No: **HGY/2017/2642** Officer: Aaron Lau

Decision: GTD Decision Date: 31/10/2017

Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA

Proposal: Approval of details pursuant to part e) of condition 25 (Green roof) attached to planning permission HGY/2016/0242

Application No: **HGY/2017/2740** Officer: Roland Sheldon

Decision: GTD Decision Date: 27/10/2017

Location: Land to Rear of 3 New Road N8 8TA

Proposal: Approval of details pursuant to condition 18 of planning permission HGY/2016/1562 for details of the proposed Green Roof(s).

TPO Applications Decided: 1

Application No: **HGY/2017/2658** Officer: Conor Guilfoyle

Decision: GTD Decision Date: 23/10/2017

Location: 87 Priory Road N8 8LY

Proposal: Works to TPO Lime tree (T1) to reduce crown by approximately 2 metres and lift crown by 2 metres

V106 Applications Decided: 1

Application No: **HGY/2017/2226** Officer: Aaron Lau

Decision: GTD Decision Date: 03/11/2017

Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA

Proposal: Variation of S106 to exclude the 'Gatehouse' from the CPZ provisions of the original S106

Total Applications Decided for Ward: 22

WARD: **Noel Park**

ADV Applications Decided: 2

Application No: **HGY/2017/2835** Officer: Duncan McKane

Decision: GTD Decision Date: 11/10/2017

Location: Sainsbury's Supermarket 54-58 High Road N22 6BX

Proposal: Display of internally illuminated projecting sign and various non-illuminated vynal signs

Application No: **HGY/2017/2854** Officer: Duncan McKane

Decision: GTD Decision Date: 11/10/2017

Location: ATM Site 110 High Road N22 6HE

Proposal: Display of advertising collar to surround existing ATM. The core material for this will be 19mm foamcare PVC with Post Office Lettering and Colours

CLDE Applications Decided: 1

Application No: **HGY/2017/2893** Officer: Emma McCready

Decision: REF Decision Date: 15/11/2017

Location: 45 Meads Road N22 6RN

Proposal: Certificate of lawfulness: existing use of property as C4 HMO

CLUP Applications Decided: 1

Application No: **HGY/2017/2848** Officer: Marco Zanelli

Decision: PERM DEV Decision Date: 11/10/2017

Location: 1 Malvern Road N8 0LE

Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and over rear addition and insertion of 2 x rooflights to front roof-slope.

FUL Applications Decided: 9

Application No: **HGY/2017/1111** Officer: Samuel Uff

Decision: GTD Decision Date: 03/11/2017

Location: 64 Turnpike Lane N8 0PR

Proposal: Change of use of ground floor from residential (C3) to restaurant (A3) with associated single rear extension and alterations to the frontage to remove the existing bay window and create an active commercial frontage

Application No: **HGY/2017/2035** Officer: Sarah Madondo

Decision: GTD Decision Date: 20/11/2017

Location: 20 Turnpike Lane N8 0PS

Proposal: Fenestration alterations to street elevation, raising of roof of rear extension and installation of roof window.

Application No:	HGY/2017/2624	Officer:	Emma McCready
Decision:	GTD	Decision Date:	11/10/2017
Location:	108 High Road N22 6HE		
Proposal:	Installation of a new shopfront and entrance shutters.		
Application No:	HGY/2017/2676	Officer:	Wendy Robinson
Decision:	REF	Decision Date:	24/10/2017
Location:	11 Cheapside High Road N22 6HH		
Proposal:	Erection of a two storey rear extension at first and second floor levels. The proposed extensions would accommodate one additional self-contained 1 bedroom flat with associated refuse and cycle storage facilities		
Application No:	HGY/2017/2686	Officer:	Sarah Madondo
Decision:	REF	Decision Date:	31/10/2017
Location:	89 Gladstone Avenue N22 6JY		
Proposal:	Erection of rear dormer with insertion of 2 x rooflights to the front elevation.		
Application No:	HGY/2017/2885	Officer:	Emma McCready
Decision:	GTD	Decision Date:	17/11/2017
Location:	68 Turnpike Lane N8 0PR		
Proposal:	Loft conversion and second floor rear extension and conversion to flats		
Application No:	HGY/2017/2891	Officer:	Emma McCready
Decision:	REF	Decision Date:	10/11/2017
Location:	245 Moselle Avenue N22 6EY		
Proposal:	Demolition of current rear extension for the erection of a full width rear extension		
Application No:	HGY/2017/2902	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	21/11/2017
Location:	82 Morley Avenue N22 6NG		
Proposal:	Demolition of original rear addition and erection of single storey rear extension		
Application No:	HGY/2017/2948	Officer:	Emma McCready
Decision:	REF	Decision Date:	20/11/2017
Location:	5 Lyttleton Road N8 0QB		
Proposal:	Change of Use from Dwellinghouse (Use Class C3) To a House in Multiple Occupation for 8 Persons (Sui Generis)		

LCD Applications Decided: 11

Application No:	HGY/2017/2735	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	13/11/2017
Location:	3 and 5 Ashley Crescent N22 6LJ		
Proposal:	Replacement windows and doors to front elevation		

Application No:	HGY/2017/2746	Officer:	Lucy Morrow	
Decision:	GTD	Decision Date:	13/11/2017	
Location:	14, 21, 22, 39, 39A, 57, 57A, 68, 72, 72A, 79, and 87 Gladstone Avenue N22 6LS			
Proposal:	Replacement windows and doors			
Application No:	HGY/2017/2748	Officer:	Lucy Morrow	
Decision:	GTD	Decision Date:	13/11/2017	
Location:	1, 3, 5, 24 and 28 Pelham Road N22 6LN			
Proposal:	Replacement windows and doors to front elevation			
Application No:	HGY/2017/2754	Officer:	Lucy Morrow	
Decision:	GTD	Decision Date:	13/10/2017	
Location:	16, 18, 34, 36, 41 Vincent Road N22 6NA			
Proposal:	Installation of replacement windows and doors			
Application No:	HGY/2017/2869	Officer:	Neil McClellan	
Decision:	GTD	Decision Date:	08/11/2017	
Location:	43, 45, 47, 55 Westbeech Road N22 6HU			
Proposal:	Replacement of windows and doors to the front elevation with new timber framed windows and doors; and the replacement of windows and doors to rear with new upvc windows and doors.			
Application No:	HGY/2017/2904	Officer:	Lucy Morrow	
Decision:	GTD	Decision Date:	16/11/2017	
Location:	37 and 39 Pelham Road N22 6LN			
Proposal:	Replacement of windows and doors			
Application No:	HGY/2017/3092	Officer:	Laina Levassor	
Decision:	GTD	Decision Date:	21/11/2017	
Location:	151b + 151c Moselle Avenue N22 6EU			
Proposal:	Replacement of existing timber framed windows and doors with timber to front elevation and PVCu to rear			
Application No:	HGY/2017/3107	Officer:	Laina Levassor	
Decision:	GTD	Decision Date:	21/11/2017	
Location:	40 + 42 Darwin Road N22 6PH			
Proposal:	Replacement of timber framed windows and doors with timber to front elevation and PVCu to rear			
Application No:	HGY/2017/3113	Officer:	Laina Levassor	
Decision:	GTD	Decision Date:	21/11/2017	
Location:	2 + 2a Farrant Avenue N22 6PB			
Proposal:	Replacement of timber framed windows and doors with timber to front elevation and UPVC to rear			
Application No:	HGY/2017/3121	Officer:	Laina Levassor	
Decision:	GTD	Decision Date:	24/11/2017	
Location:	13, 15, 17, 19, 65, 67 Westbeech Road N22 6HU			
Proposal:	Replacement of timber windows and doors with timber to front elevation and PVCU to rear			

Application No: **HGY/2017/3131** Officer: Laina Levassor

Decision: GTD Decision Date: 24/11/2017

Location: 37 Farrant Avenue N22 6PB

Proposal: Replacement of timber windows and doors with timber to front elevation and PVCU to rear

TEL Applications Decided: 6

Application No: **HGY/2017/2846** Officer: Sarah Madondo

Decision: REF Decision Date: 17/11/2017

Location: The Mall Wood Green 92 High Road N22 6YD

Proposal: Prior notification for the installation of a solar powered telephone kiosk (with wheelchair access)

Application No: **HGY/2017/2855** Officer: Sarah Madondo

Decision: REF Decision Date: 17/11/2017

Location: EE Shop 14 Cheapside High Road N22 6HH

Proposal: Prior notification for the installation of a solar powered telephone kiosk (with wheelchair access)

Application No: **HGY/2017/2860** Officer: Sarah Madondo

Decision: REF Decision Date: 17/11/2017

Location: Quicksilver 117 High Road N22 6BB

Proposal: Prior notification for the installation of a solar powered telephone kiosk (with wheelchair access)

Application No: **HGY/2017/2887** Officer: Kwaku Bossman-Gyamera

Decision: PN REFUSED Decision Date: 20/11/2017

Location: OS Sports Direct Unit Wood Green Shopping City High Road N22 6YD

Proposal: Prior Notification: Installation of new telephone kiosk outside Sport Direct Unit Wood Green Shopping City.

Application No: **HGY/2017/2892** Officer: Kwaku Bossman-Gyamera

Decision: PN REFUSED Decision Date: 20/11/2017

Location: OS Argos 114-116 High Road N22 6BA

Proposal: Prior Notification: Installation of new telephone kiosk outside Argos 114 - 116 High Road.

Application No: **HGY/2017/3101** Officer: Kwaku Bossman-Gyamera

Decision: RNO Decision Date: 01/11/2017

Location: Wood Green Shopping City High Road N22

Proposal: Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation of steelwork supporting additional ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used

Total Applications Decided for Ward: 30**WARD: Northumberland Park****ADV Applications Decided: 1**

Application No: **HGY/2017/2586** Officer: Lucy Morrow

Decision: GTD Decision Date: 17/10/2017

Location: Shop 797 High Road N17 8ER

Proposal: Installation of replacement shop fascia sign.

CLUP Applications Decided: 1

Application No: **HGY/2017/2690** Officer: Mercy Oruwari

Decision: PERM DEV Decision Date: 16/10/2017

Location: 16 Willoughby Lane N17 0SS

Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of rooflights proposed use.

FLEX Applications Decided: 1

Application No: **HGY/2017/2925** Officer: Gareth Prosser

Decision: FLEXGTD Decision Date: 13/10/2017

Location: 823 High Road N17 8EU

Proposal: Flexible Change of use under Class D of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 starting from 23/10/2017: Existing Use Office - Proposed Use vape / electronic cigarette shop

FUL Applications Decided: 5

Application No: **HGY/2017/2241** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 17/10/2017

Location: 85 Pembury Road N17 8LY

Proposal: Conversion to form 4 self contained flats consisting: 1 x 3-bedroom, 1 x 2-bedroom and 2 x 1-bedroom units. Including basement excavation, formation of front and rear light wells, part first floor rear extension on ground storey, erection of dormers roof extension to side, front and enlargement of rear dormer.

Application No: **HGY/2017/2561** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 12/10/2017

Location: 16 Willoughby Lane N17 0SS

Proposal: First floor rear extension

Application No: **HGY/2017/2756** Officer: Gareth Prosser

Decision: REF Decision Date: 19/10/2017

Location: 102 Park Lane N17 0JP

Proposal: Demolition and re-development of 102 Park Lane to provide 1No. Commercial Unit; 3No. Flats and 2No. Duplex units at the front of the site and 3No. self contained two storey dwellings at the rear of the site.

Application No: **HGY/2017/2876** Officer: Gareth Prosser

Decision: REF Decision Date: 30/10/2017

Location: 134 Church Road N17 8AJ

Proposal: Conversion of a single dwelling house into 2 self-contained Flats, 1x1 Bed and 1x2 Bed maisonette.

Application No: **HGY/2017/2894** Officer: Valerie Okeiyi

Decision: REF Decision Date: 13/11/2017

Location: 1 Bruce Castle Road N17 8NL

Proposal: Extension to existing basement to form family room, living room, laundry and bathroom. Insertion of lightwell to the front of the property and erection of a single storey rear/side infill extension.

LCD Applications Decided: 2

Application No: **HGY/2017/2584** Officer: Lucy Morrow

Decision: GTD Decision Date: 17/10/2017

Location: Shop 797 High Road N17 8ER

Proposal: Replacement of modern plate-glass shopfront and metal surrounds with traditional timber-framed shopfront and surrounds.

Application No: **HGY/2017/2599** Officer: Duncan McKane

Decision: GTD Decision Date: 09/10/2017

Location: Ground Floor 816-818 High Road N17 0EY

Proposal: Alterations to shopfront to include addition of a traditional awning located on-top of the parapet wall

NON Applications Decided: 1

Application No: **HGY/2017/3108** Officer: James Hughes

Decision: GTD Decision Date: 21/11/2017

Location: Land to the rear of 790-796 High Road N17 0DH

Proposal: Non-material amendments (NMA) to planning permission reference HGY/2016/3310 to update the list of approved plans at Condition 2, and vary the wording of Condition 16 which relates to the location of the photovoltaic (PV) roof panels (which would be amended by the proposed changes)

PNC Applications Decided: 1

Application No: **HGY/2017/2889** Officer: Emma McCready

Decision: PN REFUSED Decision Date: 14/11/2017

Location: 15 Northumberland Park N17 0TA

Proposal: Prior approval for change of use from A1 (retail) to C3 (dwellinghouse)

TEL Applications Decided: 7

Application No: **HGY/2017/2944** Officer: Sarah Madondo

Decision: PN REFUSED Decision Date: 20/11/2017

Location: St Francis De Sales 729 High Road N17 8AG

Proposal: Prior notification for the installation of a solar powered telephone kiosk (with wheelchair access)

Application No: **HGY/2017/2949** Officer: Sarah Madondo

Decision: REF Decision Date: 17/11/2017

Location: O/s New Way 692 High Road N17 0AE

Proposal: Prior notification for the installation of a solar powered telephone kiosk (with wheelchair access)

Application No: **HGY/2017/2996** Officer: Kwaku Bossman-Gyamera

Decision: PN REFUSED Decision Date: 22/11/2017

Location: O/S Sainsburys 28-48 Northumberland Park N17 0TX

Proposal: Prior Notification: Installation of new telephone kiosk on public footpath outside Sainsburys 28-48 Northumberland Park.

Application No: **HGY/2017/3006** Officer: Kwaku Bossman-Gyamera

Decision: PN REFUSED Decision Date: 20/11/2017

Location: Bergen Apartments 761 High Road N17 8EH

Proposal: Prior Notification: Installation of new telephone kiosk on public footpath outside Bergen Apartments.

Application No:	HGY/2017/3012	Officer:	Kwaku Bossman-Gyamera
Decision:	PN REFUSED	Decision Date:	20/11/2017
Location:	797 High Road N17 8ER		
Proposal:	Prior Approval Notification: Installation of new telephone kiosk on public footpath outside 797 High Road, Tottenham.		
Application No:	HGY/2017/3106	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	01/11/2017
Location:	Kenneth Robbins House Northumberland Park N17 0QA		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation of steelwork supporting additional ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used		
Application No:	HGY/2017/3110	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	01/11/2017
Location:	Charles House Love Lane N17 8DB		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation of steelwork supporting additional ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used		

Total Applications Decided for Ward: **19**

WARD: **St Anns**

ADV Applications Decided: 1

Application No:	HGY/2017/2717	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	18/10/2017
Location:	36 Grand Parade N4 1AQ		
Proposal:	Display of an externally illuminated fascia sign measuring 4.87m X 1m and an internally illuminated hanging sign measuring 0.80m in diameter.		

CLUP Applications Decided: 4

Application No:	HGY/2017/2800	Officer:	Laina Levassor
Decision:	PERM DEV	Decision Date:	18/10/2017
Location:	117 Rutland Gardens N4 1JW		
Proposal:	Certificate of Lawfulness for proposed front rooflights and rear dormer to facilitate a loft conversion with rooflights and balustrade		
Application No:	HGY/2017/2819	Officer:	Kwaku Bossman-Gyamera
Decision:	NOT DEV	Decision Date:	15/11/2017
Location:	60 Chesterfield Gardens N4 1LP		
Proposal:	Certificate of Lawfulness Development for proposed change of use from residential care to supported living C3 (b).		
Application No:	HGY/2017/2986	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	24/10/2017
Location:	83 Roseberry Gardens N4 1JH		
Proposal:	Certificate of lawfulness for the formation of dormer in rear roof slope with Juliet balcony and over rear addition and insertion of 2 x rooflights to front roof-slope.		

Application No: **HGY/2017/3174** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 08/11/2017
 Location: 17 Black Boy Lane N15 3AP
 Proposal: Certificate of lawfulness for proposed a single storey single storey infill extension.

FUL Applications Decided: 11

Application No: **HGY/2017/2475** Officer: Emma McCready
 Decision: GTD Decision Date: 11/10/2017
 Location: 78 Warwick Gardens N4 1JA
 Proposal: New single storey side extension to ground floor with roof lights. New main roof velux windows

Application No: **HGY/2017/2548** Officer: Lucy Morrow
 Decision: GTD Decision Date: 13/10/2017
 Location: 55 Haringay Road N15 3HU
 Proposal: Conversion from a single family dwelling to 2 self-contained flats and one studio, and erection of a side extension to the south of the property

Application No: **HGY/2017/2562** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 12/10/2017
 Location: 4 Glenwood Road N15 3JU
 Proposal: Single storey side/rear extension

Application No: **HGY/2017/2660** Officer: Sarah Madondo
 Decision: GTD Decision Date: 10/10/2017
 Location: Cornwall House 98 Cornwall Road N15 5AT
 Proposal: Change of use of existing property into a 3-bed residential care home for adults with a learning disability.

Application No: **HGY/2017/2716** Officer: Sarah Madondo
 Decision: GTD Decision Date: 18/10/2017
 Location: 36 Grand Parade N4 1AQ
 Proposal: Installation of a new shopfront.

Application No: **HGY/2017/2743** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 30/10/2017
 Location: 74 Avenue Road N15 5DN
 Proposal: Removal of existing rear conservatory and erection of a single storey side/rear extension.

Application No: **HGY/2017/2931** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 13/11/2017
 Location: 23 Falmer Road N15 5BA
 Proposal: Demolish existing side extension. Proposed single storey side and rear extension.

Application No: **HGY/2017/2976** Officer: Duncan McKane
 Decision: GTD Decision Date: 22/11/2017
 Location: 6 Cleveland Gardens N4 1LN
 Proposal: Erection of single storey side and rear extension

Application No: **HGY/2017/3010** Officer: Duncan McKane
 Decision: GTD Decision Date: 16/11/2017
 Location: Flat 1 14 Harringay Road N15 3JD
 Proposal: Erection of single storey side and rear extension

Application No: **HGY/2017/3013** Officer: Duncan McKane
 Decision: GTD Decision Date: 20/11/2017
 Location: Flat 2 14 Harringay Road N15 3JD
 Proposal: Erection of rear dormer including insertion of 3 rooflights to the front elevation.

Application No: **HGY/2017/3066** Officer: Gareth Prosser
 Decision: REF Decision Date: 16/11/2017
 Location: 451 West Green Road N15 3PL
 Proposal: The redevelopment and partial demolishment of an existing building and the building of a new extension to form a total of five self contained flats

PNE Applications Decided: 3

Application No: **HGY/2017/2851** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 31/10/2017
 Location: 119 Roseberry Gardens N4 1JH
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.4m

Application No: **HGY/2017/2859** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 01/11/2017
 Location: 83 Roseberry Gardens N4 1JH
 Proposal: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.495m and for which the height of the eaves would be 2.772m

Application No: **HGY/2017/2898** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 20/11/2017
 Location: 388 St Anns Road N15 3ST
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.9m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 19

WARD: **Seven Sisters**

CLUP Applications Decided: 1

Application No: **HGY/2017/3199** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 10/11/2017
 Location: 222 Hermitage Road N4 1NN
 Proposal: Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 2 x rooflights to the front roofslope.

COND Applications Decided: 1

Application No: **HGY/2017/2683** Officer: Emma McCready
 Decision: GTD Decision Date: 30/10/2017
 Location: 42 Norfolk Avenue N15 6JX
 Proposal: Variation of condition 2 (approved plans) for application HGY/2017/1818

FUL Applications Decided: 14

Application No: **HGY/2017/2524** Officer: Emma McCready
 Decision: REF Decision Date: 19/10/2017
 Location: 10 Lemsford Close N15 6BY
 Proposal: Retention of family sized dwelling (Use Class C3) to house in multiple occupation (Use class C4) and a single storey rear extension

Application No: **HGY/2017/2563** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 11/10/2017
 Location: 41 Rostrevor Avenue N15 6LA
 Proposal: 'Type 2' roof extension

Application No: **HGY/2017/2610** Officer: Laurence Ackrill
 Decision: REF Decision Date: 23/10/2017
 Location: 26 Hermitage Road N4 1LY
 Proposal: Subdivision of plot and the erection of a two storey self contained dwelling. Part single, part two storey rear extension to the existing dwelling

Application No: **HGY/2017/2697** Officer: Duncan McKane
 Decision: GTD Decision Date: 23/10/2017
 Location: 4 Grovelands Road N15 6BU
 Proposal: Erection of additional storey known as a 'Type 3' roof extension

Application No: **HGY/2017/2698** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 17/10/2017
 Location: 8 Finsbury Park Avenue N4 1DQ
 Proposal: Loft conversion including the increase in the height of the existing roof and gable end wall, the erection of a dormer extension to the rear and installation of two rooflights to the front.

Application No: **HGY/2017/2699** Officer: Gareth Prosser
 Decision: REF Decision Date: 16/10/2017
 Location: 72 High Road N15 6JU
 Proposal: Internal alterations at ground-floor level to create a single retail unit between Nos. 72, 74 and 76; internal alterations and provision of rear access to first floor flat at No. 76; internal alterations, rear extension and provision of rear access to first-floor flats at Nos. 72 and 74.

Application No: **HGY/2017/2703** Officer: Duncan McKane
 Decision: REF Decision Date: 25/10/2017
 Location: 127 Craven Park Road N15 6BP
 Proposal: Conversion of existing dwelling into three self contained residential units, erection of two storey side and single storey rear extensions with windows and skylight to roof

Application No: **HGY/2017/2713** Officer: Duncan McKane
 Decision: GTD Decision Date: 11/10/2017
 Location: 134-136 Fairview Road N15 6TR
 Proposal: Erection of joint single storey rear extensions to Nos. 134 and 136.

Application No: **HGY/2017/2725** Officer: Duncan McKane
 Decision: GTD Decision Date: 16/10/2017
 Location: 18-20 Lealand Road N15 6JS
 Proposal: Erection of additional storey known as a 'Type 3' roof extension to both properties

Application No: **HGY/2017/2726** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 18/10/2017
 Location: 85 Fairview Road N15 6TT
 Proposal: Erection of outrigger roof extension (retrospective application).

Application No: **HGY/2017/2758** Officer: Duncan McKane
 Decision: REF Decision Date: 16/10/2017
 Location: 19-21 Cadoxton Avenue N15 6LB
 Proposal: Erection of part 1, part 2 storey rear extensions to Nos 19 & 21

Application No: **HGY/2017/2877** Officer: Emma McCready
 Decision: REF Decision Date: 06/11/2017
 Location: 26 + 28 Rostrevor Avenue N15 6LP
 Proposal: Retrospective application for the erection of a type 3 extension to both properties, conversion of the properties to flats and the erection of a single storey rear extension to 28.

Application No: **HGY/2017/2936** Officer: Kwaku Bossman-Gyamera
 Decision: REF Decision Date: 06/11/2017
 Location: 1 Ferndale Road N15 6UF
 Proposal: Rear extension, second floor level extension and rear dormer extension.

Application No: **HGY/2017/2968** Officer: Duncan McKane
 Decision: GTD Decision Date: 22/11/2017
 Location: 28 Beechfield Road N4 1PE
 Proposal: Erection of single storey rear extension

NON Applications Decided: 1

Application No: **HGY/2017/2933** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 16/10/2017
 Location: 64 Leadale Road N15 6BH
 Proposal: Non-material amendment: The approved plans show two velux roof windows on the rear and two on the front. It is now proposed to put three on the rear and three on the front.

PNE Applications Decided: 7

Application No:	HGY/2017/2570	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	12/10/2017
Location:	82 Elm Park Avenue N15 6UY		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2591	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	16/10/2017
Location:	134 Fairview Road N15 6TR		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2650	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	17/10/2017
Location:	17 Franklin Street N15 6QH		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2744	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	31/10/2017
Location:	109 Wargrave Avenue N15 6TU		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 5.3m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m		
Application No:	HGY/2017/2871	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	03/11/2017
Location:	52 Lealand Road N15 6JS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.42m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2872	Officer:	Laina Levassor
Decision:	PN REFUSED	Decision Date:	07/11/2017
Location:	20 Lealand Road N15 6JS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 4.43m, for which the maximum height would be 3m and for which the height of the eaves would be 3m		
Application No:	HGY/2017/2874	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	14/11/2017
Location:	26 Wellington Avenue N15 6AS		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.45m and for which the height of the eaves would be 2.8m		

TEL Applications Decided: 1

Application No:	HGY/2017/3102	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	01/11/2017
Location:	Eckington House Fladbury Road N15 6SH		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation of steelwork supporting additional ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used		

Total Applications Decided for Ward: 25

WARD: Stroud Green

CLDE Applications Decided: 1

Application No: **HGY/2017/2664** Officer: **Conor Guilfoyle**
 Decision: **GTD** Decision Date: **11/10/2017**
 Location: **38 Uplands Road N8 9NL**
 Proposal: **Certificate of lawfulness for retention of existing roof terrace.**

CLUP Applications Decided: 1

Application No: **HGY/2017/2940** Officer: **Wendy Robinson**
 Decision: **PERM DEV** Decision Date: **18/10/2017**
 Location: **70 Stapleton Hall Road N4 4QA**
 Proposal: **Certificate of lawful development for a proposed single storey rear extension**

FUL Applications Decided: 14

Application No: **HGY/2017/1116** Officer: **Emma McCready**
 Decision: **GTD** Decision Date: **31/10/2017**
 Location: **31 & 33 Dagmar Road N4 4NY**
 Proposal: **Demolition of the existing commercial buildings at 33 Dagmar Road and the construction of 2 new terraced houses and the extension of the existing terraced house at 31 Dagmar Road.**

Application No: **HGY/2017/1879** Officer: **Roland Sheldon**
 Decision: **GTD** Decision Date: **12/10/2017**
 Location: **Flat 1 169 Mount View Road N4 4JT**
 Proposal: **Erection of an outbuilding within the rear garden of flat 1 169 Mount View Road.**

Application No: **HGY/2017/2418** Officer: **Sean McCawley**
 Decision: **GTD** Decision Date: **09/10/2017**
 Location: **Ground Floor Flat 12 Nelson Road N8 9RU**
 Proposal: **Erection of a single storey rear extension and associated alterations to rear elevations to provide new patio doors**

Application No: **HGY/2017/2471** Officer: **Sean McCawley**
 Decision: **GTD** Decision Date: **16/10/2017**
 Location: **31 Ossian Road N4 4DX**
 Proposal: **Alterations to front elevation including the creation of a lightwell in front garden, installation of windows to the front bay at lower ground floor level and installation of french doors to rear elevation at lower ground floor level**

Application No: **HGY/2017/2596** Officer: **Aaron Lau**
 Decision: **GTD** Decision Date: **11/10/2017**
 Location: **86 Victoria Road N4 3SW**
 Proposal: **External alterations to the existing buildings consistent with their approved change of use to residential dwellings.**

Application No: **HGY/2017/2600** Officer: **Aaron Lau**
 Decision: **GTD** Decision Date: **10/10/2017**
 Location: **86 Victoria Road N4 3SW**
 Proposal: **Change of use of former MOT garage from B2 to C3 (dwellings) to provide 1 no. residential unit along with external alterations to the existing building, associated landscaping and ancillary works.**

Application No:	HGY/2017/2628	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	08/11/2017
Location:	Flat 1 76 Ferme Park Road N8 9RY		
Proposal:	Single storey ground floor side infill extension to flat and demolition and rebuild of existing side boundary wall of building.		
Application No:	HGY/2017/2646	Officer:	Conor Guilfoyle
Decision:	GTD	Decision Date:	16/10/2017
Location:	26 Perth Road N4 3HB		
Proposal:	Alterations to existing single storey rear extension to replace door, glazing, guttering and drain pipe		
Application No:	HGY/2017/2672	Officer:	Roland Sheldon
Decision:	REF	Decision Date:	23/10/2017
Location:	117 Florence Road N4 4DL		
Proposal:	Single storey ground floor side to rear extension (retrospective)		
Application No:	HGY/2017/2729	Officer:	Lucy Morrow
Decision:	GTD	Decision Date:	06/11/2017
Location:	61 Oakfield Road N4 4LD		
Proposal:	Demolition of existing dilapidated rear lean-to and erection of a new rear extension and side return extension.		
Application No:	HGY/2017/2765	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	23/11/2017
Location:	Sidings Lodge 92B Stapleton Hall Road N4 4QA		
Proposal:	Installation of louvers to front elevation first floor window to match existing timber cladding. Installation of Air Source Heat Pump with timber screening/louvers to roof		
Application No:	HGY/2017/2791	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	01/11/2017
Location:	15 Albany Road N4 4RR		
Proposal:	Replacement of existing garden structures with a single-storey timber outbuilding		
Application No:	HGY/2017/2810	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	21/11/2017
Location:	Stationers Park Mayfield Road N8 9LP		
Proposal:	Change of use of defunct park-keeper's hut (Use Class Sui Generis) to cafe (Use Class A3)		
Application No:	HGY/2017/3146	Officer:	Laurence Ackrill
Decision:	GTD	Decision Date:	24/11/2017
Location:	38 Uplands Road N8 9NL		
Proposal:	Alterations to the fenestration of an existing single storey rear projection		

TEL Applications Decided: 1

Application No:	HGY/2017/3098	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	01/11/2017
Location:	Chettle Court Ridge Road N8 9NU		

Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the installation of steelwork supporting additional ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used.

Total Applications Decided for Ward: 17

WARD: Tottenham Green

CLUP Applications Decided: 1

Application No: **HGY/2017/2890** Officer: Neil McClellan
 Decision: PERM DEV Decision Date: 09/10/2017
 Location: 61 Greenfield Road N15 5EP
 Proposal: Certificate of lawfulness for the proposed erection of a single-storey rear extension and a loft conversion including the erection of rear dormer extensions to the main roof and outrigger roof and the installation of 2 roof lights to the front.

FUL Applications Decided: 10

Application No: **HGY/2017/2202** Officer: Sarah Madondo
 Decision: GTD Decision Date: 13/10/2017
 Location: 21 Collingwood Road N15 4LD
 Proposal: Erection of a single storey side extension

Application No: **HGY/2017/2431** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/10/2017
 Location: 30 Summerhill Road N15 4HD
 Proposal: Demolition of existing warehouse and erection of 1 x 4 bed house and 2 x 2 bed mews houses with provision of bin and cycle storage.

Application No: **HGY/2017/2447** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/10/2017
 Location: 15 Lawrence Road N15 4EN
 Proposal: Erection of single storey rear / side infill extension.

Application No: **HGY/2017/2585** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 30/10/2017
 Location: 50-58 Markfield Road N15 4QF
 Proposal: Retention of sitting area to existing photography studio

Application No: **HGY/2017/2590** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 12/10/2017
 Location: 15 Lawrence Road N15 4EN
 Proposal: Erection of a rear dormer window including the insertion of rooflights to the front elevation

Application No: **HGY/2017/2629** Officer: Emma McCready
 Decision: REF Decision Date: 12/10/2017
 Location: 85 Seaford Road N15 5DX
 Proposal: Erection single storey side to rear extension and erection of second floor extension to outrigger and rear dormer window.

Application No: **HGY/2017/2630** Officer: Emma McCready
 Decision: GTD Decision Date: 13/10/2017
 Location: 87 Seaford Road N15 5DX
 Proposal: Erection of 3m single storey rear extension and infill extension from rear of existing property.

Application No: **HGY/2017/2678** Officer: Emma McCready
 Decision: GTD Decision Date: 20/10/2017
 Location: 10 Ashmount Road N15 4DD
 Proposal: Erection of single storey 3m rear extension and rear dormer roof extension with front skylights.

Application No: **HGY/2017/2734** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 30/10/2017
 Location: 3 Dorset Road N15 5AJ
 Proposal: Erection of single-storey rear/side extension. Insertion of rooflights to the rear and side rooflope. Replacement of existing UPVC windows with new timber framed double glazed sash windows

Application No: **HGY/2017/2994** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 10/11/2017
 Location: Bungalow 2 Bourn Avenue N15 4HP
 Proposal: Erection of a rear dormer and roof extension to facilitate a loft conversion. Erection a ground floor rear infill extension and extension at roof level to the front elevation (west elevation)

RES Applications Decided: 3

Application No: **HGY/2017/2266** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/11/2017
 Location: Zenith House 69 Lawrence Road N15 4TG
 Proposal: Approval of details pursuant to condition 8 a) (desktop study) and 8 b) (site investigation) attached to planning permission HGY/2017/0981 (partial discharge of condition)

Application No: **HGY/2017/3055** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/11/2017
 Location: 2A Talbot Road N15 4DH
 Proposal: Approval of details pursuant to condition 12 (Construction Management Plan) attached to HGY/2013/2008

Application No: **HGY/2017/3060** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/11/2017
 Location: 2A Talbot Road N15 4DH
 Proposal: Approval of details pursuant to condition 16 (Drainage Works) attached to HGY/2013/2008

TEL Applications Decided: 4

Application No: **HGY/2017/2862** Officer: Sarah Madondo
 Decision: PN REFUSED Decision Date: 16/11/2017
 Location: Opposite 173 Broad Lane N15 4QT
 Proposal: Prior notification for the installation of a solar powered telephone kiosk (with wheelchair access)

Application No:	HGY/2017/3099	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	01/11/2017
Location:	Cordell House Newton Road N15 4PR		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation of steelwork supporting additional ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used		
Application No:	HGY/2017/3100	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	01/11/2017
Location:	Lawrence Road Works 28 Lawrence Road N15 4EG		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for installation of steelwork supporting additional ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used		
Application No:	HGY/2017/3103	Officer:	Kwaku Bossman-Gyamera
Decision:	RNO	Decision Date:	01/11/2017
Location:	Warren Court High Cross Road N17 9PE		
Proposal:	Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for the installation of steelwork supporting additional ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used		

Total Applications Decided for Ward: **18**

WARD: **Tottenham Hale**

CLUP Applications Decided: 1

Application No:	HGY/2017/3175	Officer:	Marco Zanelli
Decision:	PERM DEV	Decision Date:	07/11/2017
Location:	48 Kimberley Road N17 9BJ		
Proposal:	Certificate of lawfulness for a single storey rear extension, formation of rear dormer and insertion of 3 x rooflights to front roof slope		

COND Applications Decided: 1

Application No:	HGY/2017/2738	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	27/10/2017
Location:	48-58 Hampden Lane N17 0AS		
Proposal:	Removal of condition 5 attached to planning permission HGY/2014/1000 relating (Level 4 of the Code for Sustainable Homes)		

CONM Applications Decided: 2

Application No:	HGY/2017/0140	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	07/11/2017
Location:	Harris Academy Tottenham and part of Ashley Road Depot Ashley Road N17 9DP		
Proposal:	Variation of condition 2 (approved drawings) attached to planning permission HGY/2015/3096 to make minor alterations to the approved drawings list, in order to make minor amendments to the footprint, layout and massing of approved Block 4 and the link bridge attaching approved Block 4 to the existing building		
Application No:	HGY/2017/1008	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/10/2017
Location:	2 Chesnut Road N17 9EN		
Proposal:	Variation of condition 2 (approved plans) attached to planning permission HGY/2013/0155 to revise the basement plan to replace planning approved drawing 1210-00-110_F with 1210-00-110_P01 to provide sufficient space for a plant room, cycle store, laundry and gym for student use only		

FUL Applications Decided: 2

Application No:	HGY/2017/1803	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/11/2017
Location:	6 Park View Road N17 9EY		
Proposal:	Proposed single storey rear infill extension		
Application No:	HGY/2017/2737	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	15/11/2017
Location:	Upper Flat 408 High Road N17 9JB		
Proposal:	Erection of second floor rear extension (Approved Ref.HGY/2015/3620) and erection of Mansard roof in order to create Nox1additional HMO bedsits.		

LCD Applications Decided: 1

Application No:	HGY/2017/2007	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	19/10/2017
Location:	Contract House Ashley Road N17 9AY		
Proposal:	Relocation of hand jetwash facility with 4m high polycarbonate splash wall to Harris Academy boundary and 3m splash walls to the Depot.		

NON Applications Decided: 2

Application No:	HGY/2017/2643	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	12/10/2017
Location:	624 High Road N17 9TL		
Proposal:	Non-material amendment to planning permission HGY/2015/3102 for proposed relocation of refuse stores and cycle stores; construction of additional refuse store in courtyard; omission of commercial refuse store within building envelope and construction of refuse store to High Road (west) side of building.		
Application No:	HGY/2017/2696	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	13/10/2017
Location:	Ashley Road Depot Ashley Road N17 9DP		
Proposal:	Application for a non-material amendment following a grant of planning permission HGY/2015/3096 to approved emergency access.		

PNC Applications Decided: 1

Application No:	HGY/2017/2715	Officer:	Duncan McKane
Decision:	PN GRANT	Decision Date:	27/10/2017
Location:	225 Reedham Close N17 9PZ		
Proposal:	Prior approval for change of use from B1(a) (office) to C3 (Dwelling House) to create 1 no. additional 2 bedroom flat		

PND Applications Decided: 2

Application No:	HGY/2017/2018	Officer:	Gareth Prosser
Decision:	PN NOT REQ	Decision Date:	20/10/2017
Location:	Blocks A, C, D, E & F Ashley Road Transport Depot Ashley Road N17 9AY		
Proposal:	Prior notification for demolition: complete demolition of 3 structures (Blocks C, D & E) to slab level. Partial demolition of Block F (salt compound). Retention of west wall & section of north wall. Partial demolition of Block A - retaining section of building housing the electrical intake		

Application No: **HGY/2017/2930** Officer: Gareth Prosser
 Decision: PN NOT REQ Decision Date: 27/10/2017
 Location: Footbridge over Network Rail West Anglia Mainline Park View Road N17 9BL
 Proposal: Prior approval for demolition of a footbridge under part 11 of the GPDO

RES Applications Decided: 7

Application No: **HGY/2017/1947** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 08/11/2017
 Location: Harris Academy Tottenham Ashley Road N17 9DP
 Proposal: Approval of details pursuant to condition 7 (details of the Ultra Low NOx boilers for space heating and domestic hot water) attached to planning permission HGY/2017/0140

Application No: **HGY/2017/2336** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 14/11/2017
 Location: Harris Academy Tottenham Ashley Road N17 9DP
 Proposal: Approval of details pursuant to condition 6a (remediation of contamination) attached to planning permission HGY/2017/0140

Application No: **HGY/2017/2337** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 23/10/2017
 Location: Harris Academy Tottenham Ashley Road N17 9DP
 Proposal: Approval of details pursuant to condition 15 (Flood Risk Management Plan) attached to planning permission HGY/2015/3096

Application No: **HGY/2017/2733** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 07/11/2017
 Location: 2A Poynton Road N17 9SL
 Proposal: Approval of details pursuant to condition 5 (Method of Construction Statement) attached to planning permission HGY/2014/2946

Application No: **HGY/2017/2739** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 27/10/2017
 Location: 48-58 Hampden Lane N17 0AS
 Proposal: Approval of details pursuant to conditions 4 (Obscured glazing to the flank wall windows), 6 (central dish or aerial system) and 8 (provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2014/1000

Application No: **HGY/2017/3155** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/11/2017
 Location: 510A High Road N17 9JF
 Proposal: Approval of details pursuant to condition 3 (Samples of materials) attached to HGY/2015/0416

Application No: **HGY/2017/3289** Officer: Robbie McNaugher
 Decision: GTD Decision Date: 14/11/2017
 Location: Harris Academy Tottenham Ashley Road N17 9DP
 Proposal: Approval of details pursuant to condition 14a (Final BREEAM Certificate) attached to planning permission HGY/2017/0140

TEL Applications Decided: 2

Application No: **HGY/2017/2878** Officer: Kwaku Bossman-Gyamera
 Decision: PN REFUSED Decision Date: 20/11/2017
 Location: Junction of Cygnet Way and Watermead Way N17 9LP
 Proposal: Prior Notification: Installation of new telephone kiosk on public footpath on the junction with Cygnet Way/Watermead Way.

Application No: **HGY/2017/2882** Officer: Kwaku Bossman-Gyamera
 Decision: PN REFUSED Decision Date: 20/11/2017
 Location: Adjacent to KFC Unit 3, Hale Wharf Ferry Lane N17 9NF
 Proposal: Prior Notification: Installation of new telephone kiosk on public footpath adjacent to KFC Unit 3, Hale Wharf Ferry Lane.

Total Applications Decided for Ward: 21

WARD: **West Green**

CLUP Applications Decided: 4

Application No: **HGY/2017/2939** Officer: Jon Skapoullis
 Decision: PERM DEV Decision Date: 18/10/2017
 Location: 67 Waldeck Road N15 3EL
 Proposal: Certificate of lawfulness for proposed rear dormers. Front roof lights.

Application No: **HGY/2017/2975** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 14/11/2017
 Location: 3 Graham Road N15 3NH
 Proposal: Certificate of lawfulness for the erection of a rear dormer roof extension to create a new bedroom in the loft including insertion of rooflight to the front elevation

Application No: **HGY/2017/3270** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 15/11/2017
 Location: 48 Downhills Way N17 6BA
 Proposal: Certificate of lawfulness for formation of dormer in rear roof slope with Juliet balcony and installation of two roof lights in front roof slope.

Application No: **HGY/2017/3315** Officer: Marco Zanelli
 Decision: PERM DEV Decision Date: 21/11/2017
 Location: 3 Colton Gardens N17 6BS
 Proposal: Certificate of Lawfulness for demolition of a rear conservatory and replacement with a single storey rear extension.

FUL Applications Decided: 10

Application No: **HGY/2017/2560** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 11/10/2017
 Location: 158-160 Carlingford Road N15 3EU
 Proposal: Single-storey ground floor rear extension across Nos. 158-160

Application No: **HGY/2017/2582** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 16/10/2017
 Location: 114 Boundary Road N22 6AE
 Proposal: Erection of a single storey rear and side extension

Application No:	HGY/2017/2605	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	11/10/2017
Location:	140 Boundary Road N22 6AE		
Proposal:	Retrospective planning permission for replacement single storey rear extension		
Application No:	HGY/2017/2722	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	06/11/2017
Location:	Top Floor Flat 205 Sirdar Road N22 6QU		
Proposal:	Erection of rear dormer and roof extension to facilitate the upper floor flat. Formation of a roof terrace at second floor level, raising of the existing parapet and insertion of rooflights including associated works		
Application No:	HGY/2017/2736	Officer:	Kwaku Bossman-Gyamera
Decision:	GTD	Decision Date:	02/11/2017
Location:	Rear of 171 Downhills Way N17 6AH		
Proposal:	Demolition of existing derelict garages and erection of new garage		
Application No:	HGY/2017/2766	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	20/11/2017
Location:	Ground Floor of Kane House 270-274 West Green Road N15 3QR		
Proposal:	Change of use of the ground floor A1 and D1 units to a single unit with flexible use permitting A1, A2, A3, D1 or D2		
Application No:	HGY/2017/2883	Officer:	Duncan McKane
Decision:	GTD	Decision Date:	20/11/2017
Location:	125 Downhills Way N17 6AH		
Proposal:	Erection of first floor side extension		
Application No:	HGY/2017/2934	Officer:	Joanna Turner
Decision:	GTD	Decision Date:	15/11/2017
Location:	Flat A 33 Carlingford Road N15 3EJ		
Proposal:	Erection of a single storey rear/side infill extension.		
Application No:	HGY/2017/2950	Officer:	Emma McCready
Decision:	GTD	Decision Date:	22/11/2017
Location:	22C Belmont Road N15 3LT		
Proposal:	Loft conversion with rear dormer and four roof lights to front roof slope.		
Application No:	HGY/2017/3073	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	21/11/2017
Location:	2 Sirdar Road N22 6RG		
Proposal:	Erection of a two storey side extension to a house in multiple occupancy		

PNE Applications Decided: 1

Application No:	HGY/2017/2619	Officer:	Laina Levassor
Decision:	PN NOT REQ	Decision Date:	20/10/2017
Location:	57 Mannock Road N22 6AB		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.075m and for which the height of the eaves would be 2.850m		

Total Applications Decided for Ward: 15

WARD: White Hart Lane

CLUP Applications Decided: 2

Application No: **HGY/2017/2879** Officer: Marco Zanelli
Decision: PERM DEV Decision Date: 18/10/2017
Location: 100 Norfolk Avenue N13 6AJ
Proposal: Certificate of lawfulness for the formation of dormer in rear roof slope and installation of three roof lights in front roof slope.

Application No: **HGY/2017/2969** Officer: Archie Noden
Decision: PERM DEV Decision Date: 27/10/2017
Location: 122 Gospatrick Road N17 7JE
Proposal: Certificate of lawfulness for the formation of a hip-to-gable roof extension, erection of a rear dormer roof extension, erection of single storey side extension and installation of 2 no. roof lights to front roof slope

FUL Applications Decided: 4

Application No: **HGY/2017/2677** Officer: Valerie Okeiyi
Decision: REF Decision Date: 01/11/2017
Location: 1 Weir Hall Road N17 8LG
Proposal: Increase in ridge height to match adjoining property. Erection of a rear dormer and insertion of rooflights to the front roof slope. Alterations to the front, side and rear elevation.

Application No: **HGY/2017/2679** Officer: Sarah Madondo
Decision: GTD Decision Date: 14/11/2017
Location: 36 Gospatrick Road N17 7EG
Proposal: Erection of a single story rear extension extending 3 metres from the original building

Application No: **HGY/2017/2850** Officer: Duncan McKane
Decision: GTD Decision Date: 31/10/2017
Location: 23 Deyncourt Road N17 7ED
Proposal: Retrospective application for erection of a single-storey L-shaped conservatory to the rear and side of the dwellinghouse.

Application No: **HGY/2017/2867** Officer: Duncan McKane
Decision: GTD Decision Date: 07/11/2017
Location: 120 Great Cambridge Road N17 8LT
Proposal: Erection of single storey rear extension and rear dormer roof extension with internal alterations to existing single family dwellinghouse

NON Applications Decided: 1

Application No: **HGY/2017/2833** Officer: Adam Flynn
Decision: GTD Decision Date: 13/10/2017
Location: 500 White Hart Lane N17 7NA
Proposal: Non-material amendment following a grant of planning permission HGY/2016/0828 to amend wording to conditions 13 (energy strategy), 14 (scheme to reduce overheating) and 17 (biodiversity)

PNE Applications Decided: 1

Application No: **HGY/2017/2731** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 25/10/2017

Location: 139 Norfolk Avenue N13 6AL

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m

Total Applications Decided for Ward: 8

WARD: Woodside

CLDE Applications Decided: 1

Application No: **HGY/2017/3014** Officer: Kwaku Bossman-Gyamera

Decision: REF Decision Date: 14/11/2017

Location: 29 Stirling Road N22 5BL

Proposal: Certificate of lawfulness for existing use of property as an HMO for up to 4 unrelated individual tenants.

CLUP Applications Decided: 4

Application No: **HGY/2017/2711** Officer: Sarah Madondo

Decision: PERM DEV Decision Date: 13/10/2017

Location: 102 Woodside Road N22 5HT

Proposal: Certificate of lawfulness for the erection of a rear dormer window with a Juliet balcony and insertion 2 x rooflights to the front elevation.

Application No: **HGY/2017/2965** Officer: Laina Levassor

Decision: PERM DEV Decision Date: 19/10/2017

Location: 105 Perth Road N22 5QG

Proposal: Certificate of Lawfulness for proposed outbuilding in rear garden

Application No: **HGY/2017/3286** Officer: Marco Zanelli

Decision: PERM DEV Decision Date: 16/11/2017

Location: 9 Paisley Road N22 5RA

Proposal: Certificate of lawfulness for formation of dormer in rear roof slope and installation of three roof lights in front roof slope.

Application No: **HGY/2017/3287** Officer: Marco Zanelli

Decision: PERM DEV Decision Date: 16/11/2017

Location: 11 Paisley Road N22 5RA

Proposal: Certificate of lawfulness for formation of dormer in rear roof slope and installation of three roof lights in front roof slope.

FUL Applications Decided: 7

Application No: **HGY/2017/1823** Officer: Kwaku Bossman-Gyamera

Decision: GTD Decision Date: 09/10/2017

Location: Woodside House, Woodside Park High Road N22 8JZ

Proposal: Refurbishment of an existing building for use as council chambers, registrars office and general office space.

Application No: **HGY/2017/2383** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 08/11/2017
 Location: 622 Lordship Lane N22 5JH
 Proposal: Demolition of the existing rear extension, erection of a part 2-storey, part 3-storey rear extension, alterations to existing building and change of use of the rear retail unit to accommodate 5no. self-contained flats.

Application No: **HGY/2017/2670** Officer: Laurence Ackrill
 Decision: GTD Decision Date: 24/10/2017
 Location: 14 Park Avenue N22 7EX
 Proposal: Improvement works to the front garden, including new brick perimeter walls and hard and soft landscaping

Application No: **HGY/2017/2741** Officer: Gareth Prosser
 Decision: REF Decision Date: 13/10/2017
 Location: 678 Lordship Lane N22 5JN
 Proposal: Erection of a single, 2 bedroom, dwelling house over ground and lower ground floor levels.

Application No: **HGY/2017/2771** Officer: Sarah Madondo
 Decision: GTD Decision Date: 16/11/2017
 Location: 48 Leith Road N22 5QA
 Proposal: Erection of a first floor side / rear extensions

Application No: **HGY/2017/2779** Officer: Emma McCready
 Decision: GTD Decision Date: 17/11/2017
 Location: First Floor Flat 49 The Roundway N17 7HA
 Proposal: Loft conversion with rear dormer

Application No: **HGY/2017/2896** Officer: Kwaku Bossman-Gyamera
 Decision: GTD Decision Date: 15/11/2017
 Location: 49 The Roundway N17 7HA
 Proposal: Single storey rear extension for existing restaurant

NON Applications Decided: 1

Application No: **HGY/2017/2897** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/10/2017
 Location: Flat A 39 Park Avenue N22 7HA
 Proposal: Non-material amendment following a grant of planning permission HGY/2017/0239 for the addition of a skylight to the roof of the approved extension.

PNE Applications Decided: 2

Application No: **HGY/2017/2651** Officer: Laina Levassor
 Decision: PN NOT REQ Decision Date: 17/10/2017
 Location: 11 Paisley Road N22 5RA
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.95m

Application No: **HGY/2017/2652** Officer: Laina Levassor

Decision: PN NOT REQ Decision Date: 17/10/2017

Location: 9 Paisley Road N22 5RA

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.95m

RES Applications Decided: 6

Application No: **HGY/2017/0143** Officer: Adam Flynn

Decision: GTD Decision Date: 16/11/2017

Location: 2A Canning Crescent N22 5SR

Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning permission HGY/2015/2609

Application No: **HGY/2017/0348** Officer: Adam Flynn

Decision: GTD Decision Date: 17/11/2017

Location: 2A Canning Crescent N22 5BF

Proposal: Approval of details pursuant to condition 12 (Construction Management Plan (CMP) and Construction Logistics Plan (CLP)) attached to planning permission HGY/2015/2609

Application No: **HGY/2017/0349** Officer: Adam Flynn

Decision: GTD Decision Date: 17/11/2017

Location: 2A Canning Crescent N22 5BF

Proposal: Approval of details pursuant to condition 16 (piling method statement) attached to planning permission HGY/2015/2609

Application No: **HGY/2017/0776** Officer: Adam Flynn

Decision: GTD Decision Date: 17/11/2017

Location: 2A Canning Crescent N22 5SR

Proposal: Approval of details pursuant to condition 10 (Landscaping) attached to planning permission HGY/2015/2609

Application No: **HGY/2017/0778** Officer: Adam Flynn

Decision: GTD Decision Date: 17/11/2017

Location: 2A Canning Crescent N22 5SR

Proposal: Approval of details pursuant to condition 15 (Electric Charging Point) attached to planning permission HGY/2015/2609

Application No: **HGY/2017/2165** Officer: Sarah Madondo

Decision: GTD Decision Date: 10/10/2017

Location: 47 White Hart Lane N22 5SL

Proposal: Approval of details pursuant to condition 6 (Construction Management Plan) attached to planning permission HGY/2016/3208

TEL Applications Decided: 1

Application No: **HGY/2017/3097** Officer: Kwaku Bossman-Gyamera

Decision: RNO Decision Date: 01/11/2017

Location: Elizabeth Blackwell House Progress Way N22 5PB

Proposal: Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for the installation of steelwork supporting ancillary remote radio units. The replacement of existing antennas with upgraded versions. Existing cables and cable trays will be used

Total Applications Decided for Ward: 22

WARD: **Not Applicable - Outside Borough**

OBS Applications Decided: 5

Application No:	HGY/2017/2947	Officer:	Tobias Finlayson
Decision:	RNO	Decision Date:	30/10/2017
Location:	Meridian Water Willoughby Lane And Meridian Way N18		
Proposal:	Submission of reserved matters pursuant to condition 5, part (ii) appearance and (iii) scale for the new station building at Meridian Water in relation to the Station Building Site only of Outline Planning Permission ref: 16/01197/RE3 for the Phase 1 Meridian Water development and discharge of planning conditions 100 (Detailed Drawings-Station Building site), 102 (Public Realm Strategy - Station Building Site) and 103 (Shopfront and Signage Strategy - Station Building Site). (observations to L.B. Enfield - their reference 17/03873/RM)		
Application No:	HGY/2017/2988	Officer:	Duncan McKane
Decision:	RNO	Decision Date:	23/10/2017
Location:	115-117 Olinda Road N16 6TS		
Proposal:	Joint application for erection of single storey side / rear extensions at ground floor level to wrap around the existing 2 storey outrigger, erection of rear roof extension at 117, erection of roof extension above existing two storey outrigger [following demolition of rear extensions] [Part retrospective] (Observations to L.B. Hackney - their reference 2017/3570)		
Application No:	HGY/2017/3042	Officer:	Robbie McNaugher
Decision:	RNO	Decision Date:	30/10/2017
Location:	Ferry Lane Industrial Estate, Wickford Way E17 6HG		
Proposal:	Variation of condition 2 of planning permission ref:161705 Dated:01/08/17 to allowing amendment to scope of proposal by substituting old plans with new (observations to L.B. Waltham Forest, their reference 173525)		
Application No:	HGY/2017/3075	Officer:	Gareth Prosser
Decision:	RNO	Decision Date:	27/10/2017
Location:	111 Moundfield Road N16 6TD		
Proposal:	Excavation of a basement with front lightwell and five side lightwells. (Observations to L.B. Hackney - their reference 2017/2696)		
Application No:	HGY/2017/3125	Officer:	Laurence Ackrill
Decision:	RNO	Decision Date:	02/11/2017
Location:	42 Wilton Court, Wilton Road N10 1LU		
Proposal:	Insertion of new windows and changes to existing fenestration (observations to L.B. Barnet, their reference 17/5961/FUL)		

Total Applications Decided for Ward: 5

Total Number of Applications Decided: 398

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