

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2010/0501

**Ward:** Crouch End

**Date received:** 15/03/2010

**Last amended date:** 24 June 2010

**Drawing number of plans:** 1298-BA-G200-E-S-310, 1298-BA-G200-E-S-311, 1298-BA-G200-P-00-300, 1298-BA-G200-P-01-301, 1298-BA-G200-P-02-302, 1298-BA-G200-P-RF-304, 1298-BA-G200-XE-S-310, 1298-BA-G200-XE-S-311, 1298-BA-G200-XP-00-300, 1298-BA-G200-XP-01-301, 1298-BA-G200-XP-02-302, 1298-BA-G200-XP-RF-303, 1298-BA-JC20-XP-00-300, 1298-BA-JC20-XP-01-301, 1298-BA-JC20-XP-02-302, 1298-BA-JC20-XP-RF-303, 1298-FD-G200-P-00-551 Rev 7, 1298-FD-G200-P-01-552 Rev 7, 1298-FD-G200-P-02-553 Rev 7, 1298-FD-G200-P-03-554 Rev 7, 1298-FD-G200-P-04-555 Rev 7, 1298-FD-G200-P-LG-550, 1298-FD-G200-P-RF-556 Rev 7, 1298-FD-G200-P-TY-530, 1298-FD-G200-P-TY-531, 1298-FD-G200-P-TY-532, 1298-FD-G200-P-TY-533, 1298-FD-G200-P-TY-534, 1298-FD-G200-P-TY-535, 1298-FD-G200-P-TY-536, 1298-FD-G200-P-TY-537, 1298-FD-G200-P-TY-538, 1298-FD-G200-P-TY-539, 1298-FD-G200-P-TY-540, 1298-FD-G200-P-TY-541, 1298-FD-G200-P-TY-542, 1298-FD-G200-P-TY-543, 1298-FD-G200-P-TY-544, 1298-FD-G200-P-TY-546, 1298-FD-G200-P-TY-547, 1298-FD-G200-P-TY-548, 1298-FD-G200-P-TY-549, 1298-FD-G200-P-TY-551, 1298-FD-G200-P-TY-552, 1298-FD-G200-P-TY-553, 1298-FD-G200-P-TY-554, 1298-FD-G200-P-TY-560, 1298-FD-G200-P-TY-561, 1298-FD-G200-P-TY-562, 1298-FD-G200-P-TY-563, 1298-FD-G200-P-TY-564, 1298-FD-G200-P-TY-565, 1298-L-G710-P-00-901, 1298-L-G710-P-00-902, 1298-L-G710-P-00-903, 1298-MD-G200-E-N-760, 1298-MD-G200-P-00-700, 1298-MD-G200-P-01-701, 1298-MD-G200-P-02-702, 1298-MD-G200-P-RF-703, 1298-MD-G200-P-TY-800, 1298-MD-G200-P-TY-801, 1298-MD-G200-P-TY-802, 1298-MD-G200-S-AA-770, 1298-Rendered-Elevations-A1, 1298-TH-G200-E-E1-162, 1298-TH-G200-E-E2-164, 1298-TH-G200-E-N-161, 1298-TH-G200-E-S1-163, 1298-TH-G200-E-S2-165, 1298-TH-G200-E-W1-160, 1298-TH-G200-P-00-102, 1298-TH-G200-P-00-103, 1298-TH-G200-P-01-104, 1298-TH-G200-P-01-105, 1298-TH-G200-P-02-106, 1298-TH-G200-P-02-107, 1298-TH-G200-P-LG-100, 1298-TH-G200-P-LG-101, 1298-TH-G200-P-RF-108, 1298-TH-G200-P-RF-109, 1298-TH-G200-S-AA-180, 1298-TH-G200-S-BB-181, 1298-TH-G200-S-CC-182, 1298-TH-G200-S-DD-183, 1298-TH-G200-S-EE-184, 1298-TH-G200-S-FF-185, 1298-TH-G200-S-GG-186, 1298-TH-G200-XE-E1-162, 1298-TH-G200-XE-E2-164, 1298-TH-G200-XE-N1-161, 1298-TH-G200-XE-S1-163, 1298-TH-G200-XE-S2-165, 1298-TH-G200-XE-W1-160, 1298-TH-G200-XP-00-102, 1298-TH-G200-XP-00-103, 1298-TH-G200-XP-01-104, 1298-TH-G200-XP-01-105, 1298-TH-G200-XP-02-106, 1298-TH-G200-XP-02-107, 1298-TH-G200-XP-LG-100, 1298-TH-G200-XP-LG-101, 1298-TH-G200-XP-RF-108, 1298-TH-G200-XP-RF-109, 1298-TH-G200-XP-RF-110, 1298-TH-G200-XS-AA-180, 1298-TH-G200-XS-BB-181, 1298-TH-G200-XS-CC-182, 1298-TH-G200-XS-DD-183, 1298-TH-G200-XS-EE-184, 1298-TH-G200-XS-FF-185, 1298-TH-G200-XS-GG-186, 1298-TH-JC20-XP-00-202, 1298-TH-JC20-XP-00-203, 1298-TH-JC20-XP-01-204, 1298-TH-JC20-XP-01-205, 1298-TH-JC20-XP-02-206, 1298-TH-JC20-XP-02-207, 1298-TH-JC20-XP-LG-200, 1298-TH-JC20-XP-LG-201, 1298-TH-JC20-XP-RF-208, 1298-TH-JC20-XP-RF-209, 1298-Z0-G100-P-00-SITE-002 Rev 10, 1298-Z0-G100-P-00-SITE-003 Rev 2, 1298-Z0-G100-P-LG-SITE-001, 1298-Z0-G100-P-SITE-000, 1298-Z0-G100-P-SITE-010, 1298-Z0-G100-S-BB-015, 1298-Z0-G100-S-CC-016, 1298-Z0-G100-S-FFGG-030, 1298-Z0-G100-S-KK-024, 1298-Z0-G100-S-LL-025 Rev 9, 1298-Z0-G100-S-MM-026 Rev 7, 1298-Z0-G100-S-NN-027, 1298-Z0-G100-S-OO-028, 1298-Z0-G100-S-PP-029 Rev 5, 1298-Z0-G100-XS-BB-027, 1298-Z0-G100-XS-FF-023, 1298-Z0-G100-XS-LL-025, 1298-Z0-G100-XS-MM-026, 1298-Z0-JC20-P-RF-SITE-004

**Address:** Hornsey Town Hall, The Broadway N8

**Proposal:** 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. 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.

**Existing Use:** Council offices

**Proposed Use:** Mixed use

**Applicant:** MrDinesh KotechaHaringey Council

**Ownership:** Council

## **PLANNING DESIGNATIONS**

Conservation Area  
Listed Buildings Grade 2  
Restricted Conversion Area  
Road Network: Classified Road

**Officer contact:** Stuart Cooke

## **RECOMMENDATION**

GRANT CONSENT subject to conditions

PLEASE NOTE THAT THIS APPLICATION WILL NEED TO BE REFERRED TO THE SECRETARY OF STATE FOR DETERMINATION UNDER REGULATION 13 OF THE TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

## SITE AND SURROUNDINGS

The application site comprises the former Hornsey Town Hall complex including the Broadway annex, Mews buildings and town square to the front, clinic building, substation, car park and gardens to the rear, and the open space on the corner of Haringey Park and Hatherley Gardens.

The site is located in the heart of Crouch End Broadway close to the Clock Tower. Crouch End is a Town Centre identified in the Unitary Development Plan 2006 consisting of fine 3-storey Edwardian terraces of shops, offices, restaurants, etc., with some areas of modern infill. The areas to the north and east of the site are generally residential, with the south boundary wrapping round the Hornsey Library building, which is also listed, in Haringey Park.

The site is located within the Crouch End Conservation Area. Hornsey Town Hall is on the English Heritage Buildings at Risk register.

The surrounding area is generally residential, consisting largely of terraces of Edwardian houses with some more modern infill. Whilst there is no Train or underground station in Crouch End, a number of bus services run past the site giving direct access to Finsbury Park, Turnpike Lane and Wood Green transport interchanges.

## PLANNING HISTORY

A number of applications for planning and listed Building consent apply to the application site, although none are of significance to this proposal.

## BACKGROUND

Plans for the redevelopment of Hornsey Town Hall have been developed over a number of years. Haringey commissioned Alan Baxter Associates to prepare a conservation plan in 2004 for the Town Hall complex. A planning Brief was prepared in 2004 to guide the future re-use of the Town Hall complex. This brief included the results of a public consultation exercise carried out in 2004. The vision for the Brief was:

*“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.”*

Since 2006, the Hornsey Town Hall Community Partnership Board (CPB) has been working in partnership with the Council to secure the future of the Town

Hall. The CPB is an advocate for the communities interests and acts as an advisory body to the Council.

In 2007, the Hornsey Town Hall Creative Trust (HTHCT) was established to take on the stewardship and management responsibilities for the new facilities at Hornsey Town Hall. One of HTHCT's key responsibilities has been to commission a business plan to ensure the viable and sustainable future of the Town Hall.

## **DETAILS OF PROPOSAL**

This application is one of a suite of applications covering planning permission, listed building consent and conservation area consent.

This application for listed building consent proposes the refurbishment and conversion of the Town hall Building including alterations, extensions and creation of a mixed use scheme including restaurant and Café, cinema, assembly hall and stage, art gallery, refurbishment of the Council chamber and associated facilities. The proposal also includes the demolition of the former clinic building and prefabricated offices to the rear of the Town Hall, library garage, Mews studio, public WC's as well as some walls and fences in association with the refurbishment and redevelopment of the Town Hall site. The scheme also includes an enabling residential development, mostly centred on the car park area to the rear onto Haringey Park but also including a change of use of part of the Town Hall building and extension to the rear of the Town Hall building, plus four separate units in the Mews accessed from The Broadway.

The development is intended to be completed in three phases:

1. Refurbishment of the assembly hall, cinema, west wing part Council chamber, and essential works to the Town Hall. Refurbishment of eastern part of the annexe building. Construction of Blocks A and B.
2. Refurbishment of remaining Council chamber block and create new access through link building to library, and
3. Refurbishment of link block and create new internal courtyard including new restaurant at roof level.

## **CONSULTATION**

Ward Councillors – Hornsey  
Muswell Hill  
Crouch End  
Muswell Hill

English Heritage

Hornsey Conservation Area Advisory Committee  
Hornsey Historical Society

Conservation

## RESPONSES

### *English Heritage*

“The extent of development and proposed alterations are acceptable, subject to appropriate conditions to ensure that repair and restoration of the Town Hall is achieved, that a sustainable management regime is established, and that the quality of works to the Town Hall, Broadway annexe, new development and landscaping are undertaken to the required standard....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 (former clinic) annexe subject to appropriate conditions in respect of recording.”

### *Hornsey CAAC*

- i) “We consider the proposals for the Town Hall and for the overall planning of the site well-considered and broadly acceptable.  
Concerned at loss of public toilets

### *Hornsey Historical Society*

Generally welcome the proposals to retain the Town Hall. Raise no objection to loss of clinic building.

## RELEVANT PLANNING POLICY

PPS5: Planning for the Historic Environment

CSV1: Development in conservation areas

CSV2: Listed Buildings

CSV6: Demolition of Listed Buildings

CSV7: Demolition in conservation areas

SPG2: Conservation and Archaeology

## ANALYSIS/ASSESSMENT OF THE APPLICATION

The applicants have submitted a Listed Buildings and Conservation Area Statement in support of this application. This statement sets out in details the process and consultation undertaken in the development of this scheme to achieve the objective of bringing the Town Hall back into use and securing its long term future. It considers each element of the works relevant to the Listed Building Consent and conservation area consent in detail and sets out a detailed justification for each element. Finally, the Statement details the pre-application advice and discussions with English Heritage, 20<sup>th</sup> century Society and the Theatres Trust.

The statement concludes that though this process of discussion and consultation the applicants have developed a scheme which properly balances the special interests of the building against a future viable use, in line with PPS5 guidance.

Hornsey Town Hall, built 1933 to 1935 to the designs of Reginald Uhrens for Hornsey Borough Council, is listed Grade II\* and set within the Crouch End Conservation Area. The future of the building has been a long term cause of concern and it is included on English Heritage's *Heritage at Risk Register*. The proposals have been developed to provide funding to secure the repair and refurbishment of the Town Hall and its long term viability as an important cultural asset. The proposed enabling housing development is considered to represent the maximum acceptable development within the site. Further works and the establishment of an efficient management regime will be required to fully deliver the restoration of the Town Hall.

The proposals for the Town Hall include creation of a black box performance space through subdivision of the main hall at balcony level, alterations to the foyer to incorporate improved DDA, conversion and alteration of the east office wing to residential, removal of later extensions, refurbishment and repairs to roofs, panelling, metal work etc. The Town Hall draws significance not just from its historic position as one of the earliest examples of this type of building in England to adopt modernist design, but from its aesthetically pleasing exterior, its wealth of surviving internal decorative details, and its role as a focus for community concern and an emblem of civic pride. It has been relatively well maintained but its future is a long standing source of concern, being effectively redundant since the realignment of London boroughs in 1965 which set in motion the establishment of the Borough of Haringey and relocation of council services. The Town Hall Trust, Council, and consultants have undertaken substantial work to secure a scheme which balances residential development to subsidise works to restore the Town Hall and secure its principal spaces for arts and business use. The proposed option is estimated to realise approximately £7.5 million towards the works to the Town Hall. A Management Trust, comprising of the Town Hall Trust and relevant representatives will need to be established to run the operations of the Town Hall and secure further funding to complete the programme of works and secure future maintenance. The Town Hall building has been well researched and a comprehensive analysis of the significance of the different elements of the building has informed the current proposals.

English Heritage considers the scheme to achieve an acceptable balance of new development and residential conversion whilst achieving sufficient funding to secure a viable future for the Town Hall complex. A detailed breakdown of local and Regional policies has been set out in the Capita Symonds *Listed buildings and conservation area statement*, dated 3 March 2010.

In order to ensure that the works to the listed building are carried out prior to the completion of the development as a whole, a condition relating to an appropriate phasing programme is attached to this consent. This condition has been agreed with English Heritage.

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.

In the light of the views expressed by English Heritage following the discussions and negotiations carried out with 20<sup>th</sup> century society, Theatres Trust and the Council, this application is recommended for approval subject to conditions.

## **SUMMARY AND CONCLUSION**

The extent of development and proposed alterations are acceptable, subject to appropriate conditions, including a phased programme of works. 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.

## **RECOMMENDATION**

GRANT LISTED BUILDING CONSENT subject to conditions and subject to referral to the Secretary of State for determination under regulation 13 of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Registered No. HGY/2010/0501

Applicant's drawing No.(s) 1298-BA-G200-E-S-310, 1298-BA-G200-E-S-311, 1298-BA-G200-P-00-300, 1298-BA-G200-P-01-301, 1298-BA-G200-P-02-302, 1298-BA-G200-P-RF-304, 1298-BA-G200-XE-S-310, 1298-BA-G200-XE-S-311, 1298-BA-G200-XP-00-300, 1298-BA-G200-XP-01-301, 1298-BA-G200-XP-02-302, 1298-BA-G200-XP-RF-303, 1298-BA-JC20-XP-00-300, 1298-BA-JC20-XP-01-301, 1298-BA-JC20-XP-02-302, 1298-BA-JC20-XP-RF-303, 1298-FD-G200-P-00-551, 1298-FD-G200-P-01-552, 1298-FD-G200-P-02-553, 1298-FD-G200-P-03-554, 1298-FD-G200-P-04-555, 1298-FD-G200-P-LG-550, 1298-FD-G200-P-RF-556, 1298-FD-G200-P-TY-530, 1298-FD-G200-P-TY-531, 1298-FD-G200-P-TY-532, 1298-FD-G200-P-TY-533, 1298-FD-G200-P-TY-534, 1298-FD-G200-P-TY-535, 1298-FD-G200-P-TY-536, 1298-FD-G200-P-TY-537, 1298-FD-G200-P-TY-538, 1298-FD-G200-P-TY-539, 1298-FD-G200-P-TY-540, 1298-FD-G200-P-TY-541, 1298-FD-G200-P-TY-542, 1298-FD-G200-P-TY-543, 1298-FD-G200-P-TY-544, 1298-FD-G200-P-TY-546, 1298-FD-G200-P-TY-547, 1298-FD-G200-P-TY-548, 1298-FD-G200-P-TY-549, 1298-FD-G200-P-TY-551, 1298-FD-G200-

P-TY-552, 1298-FD-G200-P-TY-553, 1298-FD-G200-P-TY-554, 1298-FD-G200-P-TY-560, 1298-FD-G200-P-TY-561, 1298-FD-G200-P-TY-562, 1298-FD-G200-P-TY-563, 1298-FD-G200-P-TY-564, 1298-FD-G200-P-TY-565, 1298-L-G710-P-00-901, 1298-L-G710-P-00-902, 1298-L-G710-P-00-903, 1298-MD-G200-E-N-760, 1298-MD-G200-P-00-700, 1298-MD-G200-P-01-701, 1298-MD-G200-P-02-702, 1298-MD-G200-P-RF-703, 1298-MD-G200-P-TY-800, 1298-MD-G200-P-TY-801, 1298-MD-G200-P-TY-802, 1298-MD-G200-S-AA-770, 1298-Rendered-Elevations-A1, 1298-TH-G200-E-E1-162, 1298-TH-G200-E-E2-164, 1298-TH-G200-E-N-161, 1298-TH-G200-E-S1-163, 1298-TH-G200-E-S2-165, 1298-TH-G200-E-W1-160, 1298-TH-G200-P-00-102, 1298-TH-G200-P-00-103, 1298-TH-G200-P-01-104, 1298-TH-G200-P-01-105, 1298-TH-G200-P-02-106, 1298-TH-G200-P-02-107, 1298-TH-G200-P-LG-100, 1298-TH-G200-P-LG-101, 1298-TH-G200-P-RF-108, 1298-TH-G200-P-RF-109, 1298-TH-G200-S-AA-180, 1298-TH-G200-S-BB-181, 1298-TH-G200-S-CC-182, 1298-TH-G200-S-DD-183, 1298-TH-G200-S-EE-184, 1298-TH-G200-S-FF-185, 1298-TH-G200-S-GG-186, 1298-TH-G200-XE-E1-162, 1298-TH-G200-XE-E2-164, 1298-TH-G200-XE-N1-161, 1298-TH-G200-XE-S1-163, 1298-TH-G200-XE-S2-165, 1298-TH-G200-XE-W1-160, 1298-TH-G200-XP-00-102, 1298-TH-G200-XP-00-103, 1298-TH-G200-XP-01-104, 1298-TH-G200-XP-01-105, 1298-TH-G200-XP-02-106, 1298-TH-G200-XP-02-107, 1298-TH-G200-XP-LG-100, 1298-TH-G200-XP-LG-101, 1298-TH-G200-XP-RF-108, 1298-TH-G200-XP-RF-109, 1298-TH-G200-XP-RF-110, 1298-TH-G200-XS-AA-180, 1298-TH-G200-XS-BB-181, 1298-TH-G200-XS-CC-182, 1298-TH-G200-XS-DD-183, 1298-TH-G200-XS-EE-184, 1298-TH-G200-XS-FF-185, 1298-TH-G200-XS-GG-186, 1298-TH-JC20-XP-00-202, 1298-TH-JC20-XP-00-203, 1298-TH-JC20-XP-01-204, 1298-TH-JC20-XP-01-205, 1298-TH-JC20-XP-02-206, 1298-TH-JC20-XP-02-207, 1298-TH-JC20-XP-LG-200, 1298-TH-JC20-XP-LG-201, 1298-TH-JC20-XP-RF-208, 1298-TH-JC20-XP-RF-209, 1298-Z0-G100-P-00-SITE-002, 1298-Z0-G100-P-00-SITE-003, 1298-Z0-G100-P-LG-SITE-001, 1298-Z0-G100-P-SITE-000, 1298-Z0-G100-P-SITE-010, 1298-Z0-G100-S-BB-015, 1298-Z0-G100-S-CC-016, 1298-Z0-G100-S-FFGG-030, 1298-Z0-G100-S-KK-024, 1298-Z0-G100-S-LL-025, 1298-Z0-G100-S-MM-026, 1298-Z0-G100-S-NN-027, 1298-Z0-G100-S-OO-028, 1298-Z0-G100-S-PP-029, 1298-Z0-G100-XS-BB-027, 1298-Z0-G100-XS-FF-023, 1298-Z0-G100-XS-LL-025, 1298-Z0-G100-XS-MM-026, 1298-Z0-JC20-P-RF-SITE-004

Subject to the following conditions:

1. The works of demolition or alteration by way of partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

Reason: To ensure that premature demolition does not take place.



2. Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings, a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings method statement thus approved.

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

3. Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during building works. Details shall be submitted to and approved by the Council as Local Planning Authority before works begin on site, and the relevant works shall be carried out in accordance with that approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings, or with the prior approval in writing of the Council in consultation with English Heritage.

Reason: to safeguard the architectural and historic interest of the heritage asset.

4. The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval. Particular regard should be given to work affecting the following features or parts of the building: i) mechanical ventilation ii) lighting

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

5. 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.

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

6. 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.

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

7. 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.

8. Any 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.

9. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, 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.

10. Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the Council as local planning authority (in consultation with English Heritage) before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

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

11. All redundant plumbing, mechanical and electrical services and installations, including the external dumb waiter on north elevation, and air conditioning units, shall be carefully removed from the listed building. The internal and external fabric, materials and finishes of the building be properly restored with matching materials

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

12. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

- a) A phased programme for the works shall be submitted for the agreement of the council in consultation with English Heritage. No works of demolition or development must take place prior to a programme of works being submitted for the agreement and approved in writing by the Council in consultation with English Heritage. Such phases should take place in logical sequence beginning with repairs to the structure and external envelope, and in accordance with the agreed programme of works. The Phase 1 works of repair and refurbishment to the Town Hall shall be carried out and completed prior to the first occupation of the new residential development comprising Blocks A and B. Reason for condition 1a: to safeguard the architectural and historic interest of the heritage asset and to ensure that premature demolition does not take place.
- b) a management and maintenance plan for the Hornsey Town Hall building and its associated buildings and landscape, including arrangements for the future management of the activities of the Town Hall, repairs and maintenance shall be submitted for the approval of the Council in consultation with English Heritage. Reason: for Condition 1b: to secure the repair, use and long term maintenance of the heritage asset.
- c) The applicant shall prepare a full condition survey of the Town Hall detailing the necessary repairs and restorations which will inform the specification for works. This should be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings.
- d) A full specification for repairs to the Town Hall shall be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings submitted prior to the commencement of works on site.
- e) Fully annotated and dimensioned plans, sections and elevations at a scale of 1: 20 showing all proposed internal alterations to the listed building.
- f) Samples of new facing materials to the Town Hall and new buildings are to be made available on site prior to the start of works for approval.
- g) A salvage strategy for the reuse of historic materials including bricks throughout the site shall be submitted prior to the commencement of works.
- h) Full details of artificial lighting scheme to the public realm courtyards, vehicular routes and parking areas, pedestrian routes and designated community amenity open space, and for the Town Hall Building.
- i) Where internal alteration is proposed, existing and proposed internal elevations at 1:20/1:50 (as appropriate) to the Town Hall building showing new openings or alterations to the existing fabric, including materials and finishes. These should include details of the proposed foyer, ground floor art gallery, first floor landing, DDA provisions and hall. Where alterations to ceilings are proposed, reflected ceiling plans at an appropriate scale should be submitted. Detailed drawings and sections of new openings or blocking up should be provided.
- j) Detailed drawings at 1:20 of existing and proposed external alterations to windows and doors, DDA works, including sections at an appropriate scale.
- k) The specification for the main contract indicating repairs, materials, finishes.
- l) A salvage strategy for the reuse/relocation of decorative elements and features as identified in the submitted gazetteer should be provided. Particular features of interest should include doors, panelling and the foyer ticket office.
- m) Method statements for the repair/restoration of metalwork, panelling, decorative finishes as appropriate.

- n) Samples of facing materials to the new build elements including the new residential wing, the new residential development, the east wing roof extension.
- o) Detailed plans of the landscaping to the Town Hall Square, southern courtyard and eastern residential development indicating materials and finishes.

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

13. No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

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

14. No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by local planning authority advised by English Heritage. This programme of recording should correspond to Level 3 as set out in English Heritage's published guidance Understanding Historic Buildings: A guide to good recording practice.

Reason: To ensure that an appropriate record is made of any fabric of architectural/historic/archaeological significance which may be revealed or affected by the works hereby approved.

15. No repainting of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

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

16. No development shall take place within the area indicated until the applicant has secured the implementation of a plan of archaeological work in accordance with a written scheme of investigation which has been submitted to and accepted in writing by the Council as planning authority. Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16

17. The Weston Park Annexe (former clinic building) 1. No works authorised by this consent shall take place until the applicant has implemented a programme

of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by local planning authority advised by English Heritage. This programme of recording should correspond to Level 3 as set out in English Heritage's published guidance Understanding Historic Buildings: A guide to good recording practice.

Reason: To ensure that an appropriate record is made of any fabric of architectural/historic/archaeological significance which may be revealed or affected by the works hereby approved.

18. The Broadway Annexe Building 1. 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.

19. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details: a) detailed drawings at a scale of 1:20 of the existing and proposed elevations, showing the glazing patterns and frame sections.

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

## REASONS FOR APPROVAL

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 policies and guidance.