

Planning Committee 12 July 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0502

Ward: Crouch End

Date received: 15/03/2010

Last amended date: 24 June 2010

Drawing number of plans: 1298-L-G710-P-00-901, 1298-L-G710-P-00-902, 1298-L-G710-P-00-903, 1298-Z0-G100-P-SITE-010, 1298-Z0-JC20-P-RF-SITE-004.

Address: Hornsey Town Hall, The Broadway N8 9JJ

Proposal: 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

Existing Use: Civic offices, D1/D2

Proposed Use: Mixed use including Community arts centre/offices, residential

Applicant: Mr Dinesh Kotecha Haringey Council

Ownership: Council

PLANNING DESIGNATIONS

Listed Buildings Grade 2
Conservation Area

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 conservation area consent proposes 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 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 was prepared in the light of pre-application advice with English Heritage. English Heritage considers this option 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.

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.

With the exception of the Weston Park Annexe (former clinic) which pre-dates the construction of the Town Hall and is of some local historic and architectural interest, the loss of the Mews Studio, Courtyard Infill, Library Garages, Rear Annexe, WC's, is not considered to harm the significance of designated or local heritage assets.

The Weston Park Annexe is identified as making a positive contribution to the character and appearance of the conservation area by virtue of its relatively handsome, if modest, western facade, and as part of the inter-war development and social history of Crouch End. As a pre-1948 building within the curtilage of a listed building its demolition will also require listed building consent. However, the significance of the asset relates primarily to its status as a record of a particular period of development rather than any direct relationship with the listed Town Hall. The loss of this building must be weighed against PPS5 policies HE9.1, HE9.4 and HE10. In considering harm to designated heritage assets (Crouch End Conservation Area) PPS 5 (Policy Guidance Note para. 79) states that a number of benefits could weigh against the potential harm to a designated heritage asset, which include, if the proposal; *sustains or enhances the significance of a heritage asset and the contribution of its setting; and/or it reduces or removes risks to a heritage asset; and/or it secures the optimum viable use of a heritage asset in support of its long term conservation; and/or It makes a positive contribution to economic vitality and sustainable communities.* The Annexe's current location is greatly compromised as it now faces into the back of the service area of the Town Hall. 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. They recommend that in the event of demolition being approved the Annexe should be recorded in accordance with PPS Policy HE12 and English Heritage's published guidance on recording (level 3). A condition requiring such recording is attached.

SUMMARY AND CONCLUSION

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.

RECOMMENDATION

GRANT CONSENT subject to referral to the SoS under Regulation 13 of the Town and Country planning (Listed Buildings and Conservation Areas) Regulations 1990

Registered No. HGY/2010/0502

Applicant's drawing Nos. 1298-L-G710-P-00-901, 1298-L-G710-P-00-902, 1298-L-G710-P-00-903, 1298-Z0-G100-P-SITE-010, 1298-Z0-JC20-P-RF-SITE-004.

Subject to the following 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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

3. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. Reason: In order to safeguard the special architectural or historic interest of the building.

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4. 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.

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 guidance.