

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2013/0694	Ward: Crouch End
Address: Mews Studio Hornsey Town Hall The Broadway N8 9JJ	
<p>Proposal: In respect of planning permissions and consents ref: HGY/2010/0500, /0501 and /0502 for the refurbishment and conversion of the Town Hall Building, new residential development and associated car parking and landscaping, variation of conditions is sought to allow for the elements of the scheme not related to Hornsey Town Hall ("preparatory implementation works") to be implemented prior to the Town Hall development. Detailed variations as below:(A) Variation of conditions attached to HGY/2010/0500 is sought to allow for the elements of the scheme not related to Hornsey Town Hall to be implemented prior to the Town Hall development. Specifically, variation of conditions 3 (Materials Samples), 4 (Landscaping), 7 (Tree Works), 8 (Excavation), 12 (Construction Vehicles Management Plan), 13 (Demolition Management Plan), 17 (Lighting), 21 (Refuse Storage), 28 (Site Investigation), 30 (Archaeological Work), 31 (s106) and 34 (Daylight/Sunlight) and removal of condition 15 (Phasing)and its replacement with a s106 obligation, attached to planning permission ref: HGY/2010/0500 to allow for preparatory implementation works to be carried out.(B) Variation of conditions 2 (Contract for Works), 3 (Demolition Method), and 4 (Site Protection) attached to HGY/2010/0501 to allow for preparatory implementation works to be carried out, variation of condition 2 to allow demolition or partial demolition of the Town Hall to occur after contracts for Phase 1 refurbishments of the Hall have been secured, variation of conditions 3, 5, 6 and 7 to clarify building to demolished, variation of condition 4 to clarify which building the condition relates to, removal of condition 13a and its replacement with equivalent s106 obligation, attached to Listed Building Consent ref: HGY/2010/0501 and amendment of description of same Listed Building Consent to clarify that the "Mews" element is to be demolished.FULL DESCRIPTION AVAILABLE IN ATTACHED FILES ON WEB-SITE</p>	
Existing Use: Local Authority Offices	Proposed Use: Mixed Use
Applicant: Ms Laura Bridges, Haringey Council Capital Programme Team	
Ownership: Public	

DOCUMENTS
Title
Applicant Correspondence 19 th April 2013
Applicant Correspondence 30 th April 2013

<p>Case Officer Contact: Jeffery Holt P: 0208 489 5131 E: jeffrey.holt@haringey.gov.uk</p>
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PLANNING DESIGNATIONS:

Road Network C
Conservation Area

RECOMMENDATION

GRANT VARIATIONS HGY/2010/0500, HGY/2010/0501 and GRANT HGY/2010/0502 and to the s106 Unilateral Undertaking attached to HGY/2010/0500

SUMMARY OF REPORT

On the 10th of December 2010, planning permission, Listed Building Consent and Conservation Area Consent were granted for the substantial refurbishment of the Hornsey Town Hall complex and associated new build to provide a mixed use development containing residential, cultural and commercial space.

The Hornsey Town Hall complex is in the Crouch End Town Centre and is Grade II* Listed Building and on the 'At Risk' register. The site includes Broadway Annexe and Hornsey Library, which are both Grade II Listed.

Mountview Academy of Theatre Arts wish to move into the Town Hall but the current permission does not suit their needs. The current planning permission is due to expire on the 10th of December 2013 and cannot be extended under current planning guidance. Any new design will require a new planning application for the Town Hall but it is unlikely to be submitted before this expiration date.

The current planning permission maintains the land value of the site and therefore the amount of funding available for the project and the restoration of the Town Hall. If the current permission were to expire there would be a significant reduction in land sale, which could place the project at risk. Consequently, it is necessary to implement the current permission before the expiration date.

It is proposed that the vacant Mews Studio building behind the Broadway annexe will be demolished and trenches excavated for foundations for the replacement mews building. This will ensure that the 2010 permission is implemented and remains valid.

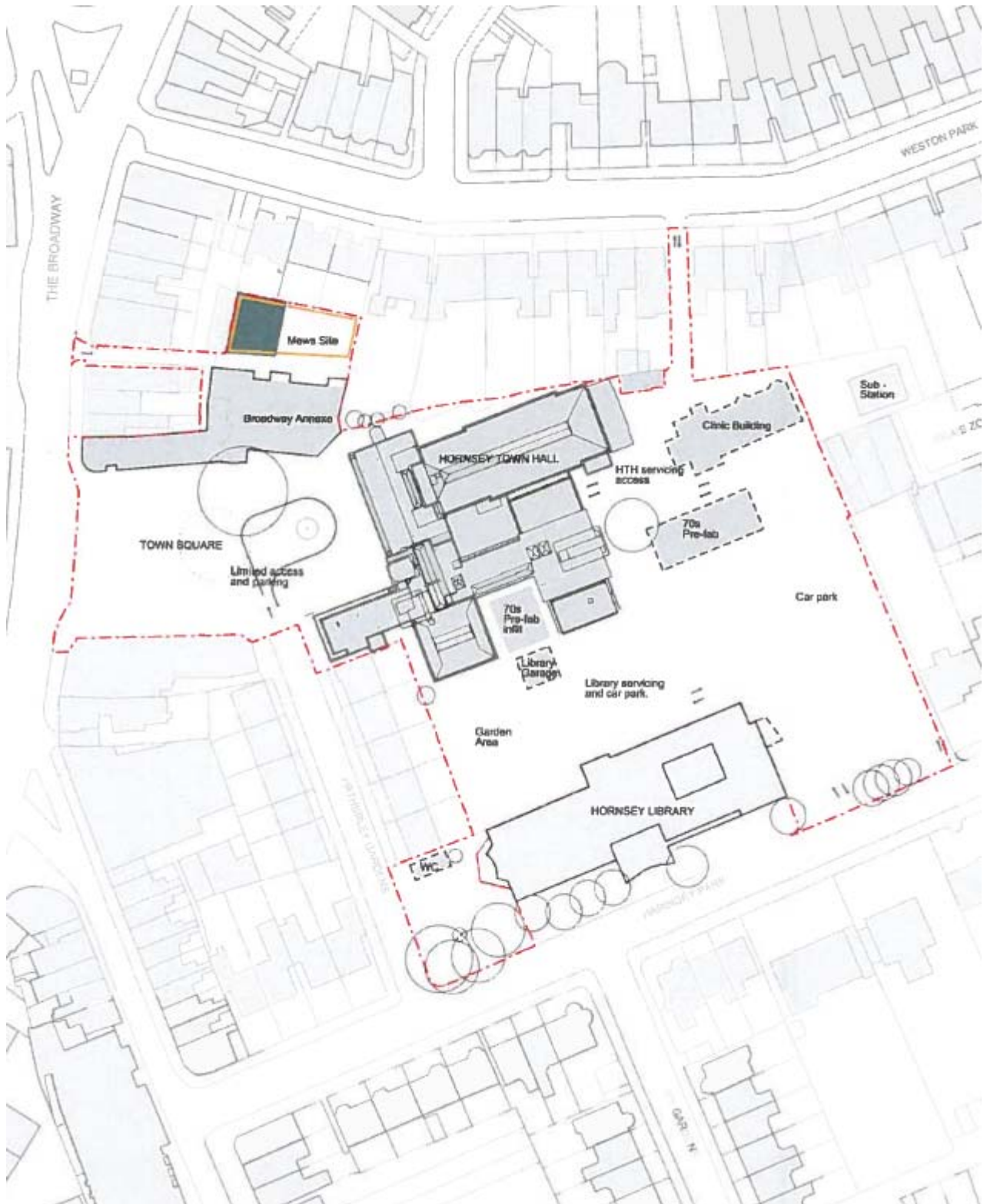
It is necessary to vary the conditions and s106 Unilateral Undertaking to allow this to occur without requiring the discharge of every pre-commencement condition and triggering of the s106 obligations.

The proposed variations do not affect the merits of the approved scheme and maintain the requirement that the refurbishment works to the Town Hall are completed before the new build residential elements can be occupied.

The proposed variations will help to deliver the sustainable use of an 'At Risk' Listed Building and provision of residential development in accordance with National, London and Local Policy. The variations should be therefore be approved.

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1.0 SITE PLAN



2.0 SITE AND SURROUNDINGS

- 2.1 The application site comprises the former Hornsey Town Hall complex including the Broadway annex, Mews buildings and town square to the front, Hornsey Library, clinic building, substation, car park and gardens to the rear, and the open space on the corner of Haringey Park and Hatherley Gardens.
- 2.2 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 Haringey Local Plan and consists of 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 in Haringey Park.
- 2.3 The site is located within the Crouch End Conservation Area. The Town Hall is Grade II* listed and the Broadway Annexe and Hornsey Library are Grade II listed. Broadway House falls outside the application site but is also Grade II listed. Hornsey Town Hall is identified by English Heritage as being 'At Risk'.
- 2.4 Access to the site is available from The Broadway itself via the Town Square, (pedestrian only), and Hatherley Gardens. The main vehicle access is from Haringey Park to the east of the library. Separate smaller vehicle accesses are also from Weston Park and from The Broadway, adjacent to Lloyds Bank, to the Mews building to the rear of Weston Park.
- 2.5 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.

3.0 PLANNING HISTORY

- 3.1.1 Permission was granted 10 December 2010 for the substantial refurbishment of the Town Hall complex and the creation of a mixed use development, including new build elements. The main uses are:
- New office space
 - Theatre and performance venue
 - Cinema/assembly hall
 - Restaurant/café
 - Function space
 - Art gallery
- 3.2 Full details of the consent are given below:
- 3.2.1 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 (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 - GRANTED

3.2.2 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 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. - GRANTED

3.2.3 HGY/2010/0502 – 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 - GRANTED

4.0 PROPOSAL DESCRIPTION

4.1 In respect of planning permissions and consents ref: HGY/2010/0500, /0501 and /0502, variation of conditions is sought to allow for the elements of the scheme not related to Hornsey Town Hall ("preparatory implementation works") to be implemented prior to the Town Hall development. Detailed variations as below:

(A) Variation of conditions attached to HGY/2010/0500 is sought to allow for the elements of the scheme not related to Hornsey Town Hall to be

implemented prior to the Town Hall development. Specifically, variation of conditions 3 (Materials Samples), 4 (Landscaping), 7 (Tree Works), 8 (Excavation), 12 (Construction Vehicles Management Plan), 13 (Demolition Management Plan), 17 (Lighting), 21 (Refuse Storage), 28 (Site Investigation), 30 (Archaeological Work), 31 (s106) and 34 (Daylight/Sunlight) and removal of condition 15 (Phasing) and its replacement with a s106 obligation, attached to planning permission ref: HGY/2010/0500 to allow for preparatory implementation works to be carried out.

- (B) Variation of conditions 2 (Contract for Works), 3 (Demolition Method), and 4 (Site Protection) attached to HGY/2010/0501 to allow for preparatory implementation works to be carried out, variation of condition 2 to allow demolition or partial demolition of the Town Hall to occur after contracts for Phase 1 refurbishments of the Hall have been secured, variation of conditions 3, 5, 6 and 7 to clarify building to be demolished, variation of condition 4 to clarify which building the condition relates to, removal of condition 13a and its replacement with equivalent s106 obligation, attached to Listed Building Consent ref: HGY/2010/0501 and amendment of description of same Listed Building Consent to clarify that the “Mews” element is to be demolished.
- (C) Variation of conditions 3 (Contract for Works) and 4 (Building Recording) attached to HGY/2010/0502 to allow for preparatory implementation works to be carried out, variation of condition 3 (Contract for Works) to allow demolition or partial demolition of the Town Hall to occur after contracts for Phase 1 refurbishments of the Hall have been secured.
- (D) Variation of s106 Unilateral Undertaking relating to HGY/2010/0500 to allow for preparatory implementation works to be carried out, the Unilateral Undertaking to relate to a further planning permission regarding the Town Hall and to require the repair and refurbishment of the Town Hall under the existing permission or substantially equivalent works of repair and refurbishment pursuant to another permission to occur prior to the first occupation of the new residential development comprising Blocks A and B.

5.0 RELEVANT PLANNING POLICY

National Planning Policy Framework

London Plan 2011

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 4.3 Mixed use development and offices

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision

Policy 4.7 Retail and town centre development
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

Haringey Local Plan 2013-2026

SP1 Managing Growth
SP2 Housing
SP10 Town Centres
SP12 Conservation
SP16 Community Facilities

Saved Unitary Development Plan 2006 Policies

UD3 General Principles

6.0 CONSULTATION

6.1 The Council undertook wide consultation on the original application for the Town Hall. This included statutory consultees, internal Council services, Ward Councillors, local residents and businesses. These same consultees were consulted for this application under consideration.

6.2 Below is the list of consultees:

6.2.1 Statutory Consultees

- English Heritage
- Thames Water
- GLAAS
- LB Islington
- Metropolitan Police
- Environment Agency
- London Fire and Emergency Planning Authority

6.2.2 Internal Consultees

- Building Control
- Transportation
- Environmental Health – Contaminated Land
- Cleansing
- Parks
- Conservation
- Design
- Policy
- Strategic Housing

6.2.3 External Consultees

- Ward Councillors for Crouch End, Hornsey and Muswell Hill
- Hornsey CAAC
- Hornsey Historical Society
- Tottenham Civic Group
- Crouch End Residents Association
- Friends of Priory Park
- Friends of the Earth
- MORRSH
- 20th Century Society

6.2.4 Local Residents and businesses

- Residents and business occupiers of approximately 1,676 properties were consulted in the general area of the application site.

6.3 Comments received and officer responses are attached in Appendix 1. Any further comments received will be reported to the Committee.

7.0 ANALYSIS / ASSESSMENT OF APPLICATION

7.1 Background

7.1.1 On the 10th of December 2010, planning permission, Listed Building Consent and Conservation Area Consent were granted for the substantial refurbishment of the Hornsey Town Hall complex and the creation of a mixed use development, including new build elements. The main uses are:

- New office space
- Theatre and performance venue
- Cinema/assembly hall
- Restaurant/café
- Function space
- Art gallery

7.1.2 In addition, the development includes 123 new homes contained in the Town Hall itself, Broadway Annexe, a new build mews development behind the Broadway Annexe, a new build residential block at the east of the site (Block A) and a new build residential block attached to the east wing of the Town Hall (Block B).

7.1.3 Mountview Academy of Theatre Arts intends to move into the Town Hall and make it their home venue. However, they wish to occupy the entire Town Hall complex. The current plans for the Town Hall include some residential so to

ensure the development will suit Mountview's needs the proposals for the Town Hall will be redesigned.

- 7.1.4 The current planning permission is due to expire on the 10th of December 2013 and cannot be extended under current planning guidance. Any new design will require a new planning application for the Town Hall but it is unlikely to be submitted before this expiration date.
- 7.1.5 The current planning permission has the benefit of increasing the land value of the site and therefore the amount of funding available for the project and the restoration of the Town Hall. Mountview also rely on a contribution from the land sale to complete their Town Hall refurbishment works. If the current permission were to expire there would be a significant reduction in land sale, which could place the project at risk. Consequently, it is necessary to ensure that the current permission remains in place until such time that a new application is submitted for the Town Hall.
- 7.1.6 In order to keep the existing permission from expiring it is necessary to start works before the expiration date of the 10th of December 2013. The development does not need to be completed before this date, only started.

7.2 Proposal Explanation

- 7.2.1 It is proposed that the vacant Mews Studio building behind the Broadway annexe will be demolished and trenches excavated for foundations for the replacement mews building. This will ensure that the 2010 permission is implemented and remains valid beyond the expiration date.

Variation of Conditions

- 7.2.2 In order to allow for these preparatory works to take place, it is necessary to vary a number of conditions attached to the planning permission, listed building consent and conservation area consent. This is because these conditions require the submission of further information, such as landscaping details and refuse storage, before any work can take place. Such information will not be finalised until a complete scheme for the Town Hall is ready so it is necessary to vary such conditions to allow for some work to occur before these details are submitted. The proposed variation is to preface such conditions with the "Save in relation to preparatory implementation works".
- 7.2.3 For example, condition 3 of the planning permission (HGY/2010/0500) states that:

Samples of all 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.

7.2.4 The variation would therefore be as follows:

Save in relation to preparatory implementation works, samples of all 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.

7.2.5 With the above variation, it would be possible to undertake the demolition of the Mews Studio building and excavation of foundation trenches before materials samples are submitted.

7.2.6 The above variation is proposed for the following conditions:

HGY/2010/0500 – Planning permission

- 3 (Materials Samples),
- 4 (Landscaping),
- 7 (Tree Works),
- 8 (Excavation),
- 12 (Construction Vehicles Management Plan),
- 13 (Demolition Management Plan),
- 17 (Lighting),
- 21 (Refuse Storage),
- 28 (Site Investigation),
- 30 (Archaeological Work),
- 31 (s106)
- 34 (Daylight/Sunlight)

HGY/2010/0501 – Listed Building Consent

- 2 (Contract for Works),
- 3 (Demolition Method),
- 4 (Site Protection)

HGY/2010/0502 – Conservation Area Consent

- 3 (Contract for Works)

- 4 (Building Recording)

7.2.7 In respect of Condition 13, a requirement to submit a Demolition Management Plan prior to the demolition of the Mews Studio building will remain.

7.2.8 Variations are also proposed to Condition 2 of the Listed Building Consent and Condition 3 of the Conservation Area Consent. These conditions require contracts to be in place for the redevelopment of the entire scheme prior to any demolition taking place. It is proposed that these conditions be varied so that the Mews studio can be demolished and the requirement for contracts is split between the Town Hall and the residential development comprising Blocks A and B, allowing each to be demolished when contracts for their respective redevelopment have been secured.

7.2.9 Minor changes to Conditions 3, 4, 5, 6 and 7 of the Listed Building Consent are proposed for reasons of clarity. The full details of which can be seen on page 3 of the applicant's correspondence attached at Appendix 2.

Removal of Conditions and Variation of the s106 Unilateral Undertaking (UU)

7.2.10 In addition to the above variation of conditions, it is proposed that condition 15 of the planning permission HGY/2010/0500 be deleted and replaced with an equivalent obligation in the s106. Condition 15 states:

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.

7.2.11 The proposed obligation in the s106 is set out below:

The Phase 1 works of repair and refurbishment to the Town Hall under this permission or substantially equivalent works of repair and refurbishment to the Town Hall pursuant to another permission shall be carried out and completed prior to the first occupation of the new residential development comprising Blocks A and B.

7.2.12 By shifting the requirement under condition 15 to the s106, the obligation to complete the refurbishment to the Town Hall will be binding on any new planning permission for the Town Hall rather than just the current 2010

permission.

- 7.2.13 Condition 13a of the Listed Building Consent (HGY/2012/0501) has the same requirements and will therefore be deleted and replaced by the above s106 obligations for the same reason.
- 7.2.14 In addition to the above variation, the s106 Unilateral Undertaking is varied to allow for the demolition of the Mews Studio and preparatory site works to occur without triggering every obligation in the UU and to ensure that any future application for the Town Hall is also bound by the UU. The full details of the proposed variations are set out in the applicant's covering letter attached at Appendix 2

7.3 Assessment

- 7.3.1 Haringey Local Plan SP0 states that planning applications that constitute sustainable development will be approved without delay, unless material considerations indicate otherwise.
- 7.3.2 The proposed variations do not affect the merits of the approved scheme but allow time for Mountview Academy to prepare an appropriate scheme for the Town Hall in a way which maintains the land value of the site and the viability of any development affecting the Town Hall. The existing permission was approved by planning committee in 2010 and was considered to be in accordance with National, London and Local Policy. As such, it is considered to be sustainable development and its delivery should be supported.
- 7.3.3 The Hornsey Town Hall complex is Grade II* Listed but on the 'At Risk' Register. Consequently, it is important that a viable scheme for its refurbishment are supported and facilitated without delay.
- 7.3.4 The proposed variations would not increase the risk of the new build elements being completed at the exclusion of the Town Hall. As was the case previously, occupation of the new build Block A and B is not permitted until the refurbishment works to the Town Hall are completed. This is secured by the s106 UU.
- 7.3.5 Therefore, the proposed variations to the existing permissions, consents and the varied s106 UU will help to deliver the sustainable use of an at risk Listed Building and provision of residential development in accordance with National, London and Local Policy. The variations should be approved.

8.0 SUMMARY AND CONCLUSION

- 8.1 On the 10th of December 2010, planning permission, Listed Building Consent and Conservation Area Consent were granted for the substantial refurbishment of the Hornsey Town Hall complex and the creation of a mixed

use development, including new build elements. The main uses are:

- New office space
- Theatre and performance venue
- Cinema/assembly hall
- Restaurant/café
- Function space
- Art Gallery
- 123 residential units

- 8.2 The Hornsey Town Hall complex is in the Crouch End Town Centre and is Grade II* Listed Building and on the 'At Risk' register. The site includes Broadway Annexe and Hornsey Library, which are both Grade II Listed.
- 8.3 Mountview Academy of Theatre Arts wish to move into the Town Hall but the current permission does not suit their needs. The current planning permission is due to expire on the 10th of December 2013 and cannot be extended under current planning guidance. Any new design will require a new planning application for the Town Hall but it is unlikely to be submitted before this expiration date.
- 8.4 The current planning permission maintains the land value of the site and therefore the amount of funding available for the project and the restoration of the Town Hall. If the current permission were to expire there would be a significant reduction in land sale, which could place the project at risk. Consequently, it is necessary to implement the current permission before the expiration date.
- 8.5 It is proposed that the vacant Mews Studio building behind the Broadway annexe will be demolished and trenches excavated for foundations for the replacement mews building. This will ensure that the 2010 permission is implemented and remains valid.
- 8.6 It is necessary to vary the conditions and s106 Unilateral Undertaking to allow this to occur without requiring the discharge of every pre-commencement condition and triggering of the s106 obligations.
- 8.7 The proposed variations do not affect the merits of the approved scheme and maintain the requirement that the refurbishment works to the Town Hall are completed before the new build residential elements can be occupied.
- 8.8 The proposed variations will help to deliver the sustainable use of an 'At Risk' Listed Building and provision of residential development in accordance with National, London and Local Policy. The variations should be therefore be approved.
- 8.9 The proposed variations will help to deliver the sustainable use of an at risk Listed Building and provision of residential development in accordance with

National, London and Local Policy. The variations should therefore be approved.

9.0 RECOMMENDATION

GRANT VARIATIONS HGY/2010/0500, HGY/2010/0501 and GRANT HGY/2010/0502 and to the s106 Unilateral Undertaking attached to HGY/2010/0500.

Applicant's drawing No.(s) 1298_G100_XP_SITE_000

Subject to the following condition(s)

10.0 APPENDICES

10.1 Appendix 1 – Consultation Responses

10.2 Appendix 2 – Applicant's Correspondence 19 April 2013

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	LBH Building Control	No comments	Noted.
	EXTERNAL		
	Thames Water	No objection	Noted
	Environment Agency	No objection	Noted.
	RESIDENTS	1 comment received	
		Comment regarding access to consultation comments on the application webpage	Webpage is in working order.