

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>

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		<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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		<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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		<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>

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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 accessing 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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		<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

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	<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.

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	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.</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>
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

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	<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>

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		<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>

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		<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>

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		<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>

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		<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>

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		<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>

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		<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.

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		<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>

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	proposal.	the best course of action for the whole community. This will stop the on-going dilapidation of this much loved local treasure.
28	Diana Barrett 62 Uplands Rd Hornsey London N8 9NJ Neither Supports nor Objects	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. 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.
29	Julia Steen 26 Tivoli road Crouch end N8 8R Objection to the proposal	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	Camilla Eden-Davies 18 Bourne Road London N8 9HJ Objects to the proposal	I am writing in connection with the above development plans. My objections are as follows: <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

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		<p>pressure on Overland trains from Haringay 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.
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> <ol style="list-style-type: none"> 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. 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. 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

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		space at Hornsey Town Hall?
33	<p>P D Harrison Flat 7 12 Christchurch Road Crouch End 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

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		<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 Council's own committee passed the plans on 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 mentioned 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>

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36	<p>David Orford 49 Nightingale Lane London N8 7RA</p> <p>Supports the proposal</p>	<p>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.</p> <p>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.</p>
37	<p>Peter Devonald Flat 9, Linden Mansions Hornsey Lane London N6 5LF</p> <p>Objects to the proposal</p>	<p>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.</p> <p>Specifically:</p> <p>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.</p> <p>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?</p> <p>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.</p> <p>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.</p>

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		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>

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		<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	<p>Lesley Buchan</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p>

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	<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>

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		<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>

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	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>

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		<p>What funding and management plans have been set up to maintain a thriving Arts Centre in the development? What assurances are in place to prevent the designated community use spaces ending up as rooms for private hire with no guarantee of community use?</p> <p>7) No detailed restoration plans</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>

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		<p><i>The system does now seem to be back in action. 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: "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. 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

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	<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>	<ol style="list-style-type: none"> 1. No affordable housing <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> <ol style="list-style-type: none"> 2. More pressure on transport and roads <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>

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		<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>

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	<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,

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		<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 Haringay 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 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?

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		<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. 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>

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		<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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		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>

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		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>

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		<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>

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	<p>Objects to the proposal.</p>	<ul style="list-style-type: none"> - 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. - 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. - 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. - 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. - 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? - 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.
62	<p>Susan O'Neill Flat 2, 43 Crouch Hall Road London N8 8HH</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 <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>

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	<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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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> <ol style="list-style-type: none">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.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.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.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?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?
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		<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>

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	Crouch End N89AD Objects to the proposal	
67	K Griffiths 74 Chadwell Lane London N8 7RW Objects to the proposal	I object to this application for the following reasons: 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	I would like to object to the proposals For Hornsey Town Hall on the following grounds: 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%

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		<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>

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	<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>

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		<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>

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	<p>Objects to the proposal</p>	<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>

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		<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>

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		<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

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	<p>30 Mount Pleasant Crescent N4 4HP</p> <p>Objection to the proposal</p>	<p>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.</p>
77	<p>Rheea Aranha Flat 7 Prime Zone Prime Zone Mews N8 9JP</p> <p>Objection to the proposal</p>	<p>The development need to be reduced in size and number of new homes as the current facilities in the area are already over stretched.</p>
78	<p>Andy Bell 24 Fairfield Road London N8 9HG</p> <p>Objection to the proposal</p>	<p>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.</p>
79	<p>Eleanor Turnbull 113A North View Road London N8 7LR</p> <p>Objects to the</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>

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	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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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>

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	<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 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>

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		<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.

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		<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>

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		<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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		<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

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		<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.

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		<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>

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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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		<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>

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	<p>Objects to the proposal</p>	<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>
<p>94</p>	<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>

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		<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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		<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>

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		<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 pantehnicon occupies</p>
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		<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</p> <p>-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>

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		<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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		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>

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		<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>

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		<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>

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10 0	<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>
10 1	<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.

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		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>

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		<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>

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		<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>

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<p>10 6</p>	<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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		<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>

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		<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>

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		<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>

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<p>11 2</p>	<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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		<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>

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		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>

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		<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>

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	Objection to the proposal	<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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		<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>
119	<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>
120	<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>
121	<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 archecturally fitting to the otherwise</p>

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	<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>

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		<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. 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. 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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		<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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		<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>

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		<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	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.

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	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>

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		<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>

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		<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>
13 0	Caroline Howie 10 Russell Road London	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.

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	<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 ; 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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		<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 stray part of the community. the main</p>

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	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	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? 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. 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.s I hope there's a plan to replant more trees in compensation for the ones you remove to access the site. Many thanks.
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

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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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		<p>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.</p>
13 7	<p>Viviane Goodwin GFF 39 Weston Park London N8 9SY</p> <p>Objection to the proposal</p>	<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	<p>Angela Joyce Jim Rose 25 Drylands Road London N89HN</p> <p>Objection to the proposal</p>	<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>

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		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>

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		<p>What funding and management plans have been set up to maintain a thriving Arts Centre in the development? What assurances are in place to prevent the designated community use spaces ending up as rooms for private hire with no guarantee of community use?</p> <p>7) No detailed restoration plans</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>	

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		<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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		<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>

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		<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>

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	<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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		<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>

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		<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>

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		<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	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

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<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> <ol style="list-style-type: none">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.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.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.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.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.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.
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		<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 with holding information on this important development that affects many people living in Crouch End.</p>
14 8	<p>Alison Johnston and</p>	<p>I am writing in connection with the above development plans. My objections are as follows:</p>

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	<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 ; 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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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!

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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 not only poor planning it is morally and ethically wrong. <ul style="list-style-type: none"> - 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 buses 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 buses 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: <ul style="list-style-type: none"> - The developer has not provided proper plans that show the impact of the development. It seems that the

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	<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.

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		<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>

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<p>Submission: Objection</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 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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		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>

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		<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>

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		<p>any new development. The developer says it is not viable to include these 2 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

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		<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. It has historic meaning and is healthy. The site developers have given assurance that the green would not be affected by the new development so why remove a tree ? 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. 130 people run businesses based in this building, where will they work from? These local businesses should be encouraged and protected. There will be a massive strain on the local schools, Doctors and the transport system. The development has no affordable housing plans. 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>

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		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>

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		<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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		<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.

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7	<p>Driscoll Church Lane Crouch End N8 7BT</p> <p>Objection to the proposal</p>	
16 8	<p>Nicholas John Hawkins 51 Coleridge Road Crouch End London N8 8EH</p> <p>Objection to the proposal.</p>	<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	<p>Tom Sears 166 Stapleton Hall Road London</p>	<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>

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	N44QJ Objection to the proposal	
170	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>

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		<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.

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		<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>

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		<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>

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	<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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		<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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		<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>

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	<p>Objection to the proposal</p>	<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>
<p>17 8</p>	<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>

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	<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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		<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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		<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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		<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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		<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>

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	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>

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		<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>

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		<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>

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		<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.

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		<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>

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		<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 Haringey. I fear that, similar to the recent approved plans at the Railway Approach on Hampden Road (contrary to Haringey 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 of 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>

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		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

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	<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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		<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>

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	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>

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		<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>

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		<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>

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	<p>Sutton Road Muswell Hill N10 1HJ</p> <p>Objection to the proposal</p>	<p>zero carbon building.</p>
20 3	<p>Linda O'Neill 3 Hillside 74 Crouch End Hill Haringey London N8 8DN</p> <p>Objection to the proposal</p>	<p>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.</p>
20 4	<p>Paris 18A Middle Lane</p> <p>Objection to the proposal</p>	<p>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.</p>
20 5	<p>Richard Downes 12 Altior Court 74 Shepherds Hill Highgate London N6 5RJ</p> <p>Objection to the</p>	<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>

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	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>

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		<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)

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		<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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	<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 ad 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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		<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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		<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. 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. This development has no affordable housing, as a volunteer for Shelter this lack of provision is of grave concern to me. 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>

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		<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

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		<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

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		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>

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	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	<p>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.</p>
21 9	Rebecca Edge 10 Japan Crescent Islington London - North N44BB Objection to the proposal	<p>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 classesses 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</p>
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>

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	<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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		<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. In 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?

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		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>

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	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>

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	<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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		<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 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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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 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</p>
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		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	The proposed development is too large in scale and wildly out of character with the surrounding neighbourhood! 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!
22 8	Faghma Coetzee 13 Primezone Mews Crouch End London N8 9JP Objection to the proposal	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. My other objections include: 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? The developer has also failed to set out a detailed programme for the restoration work, which is the (primary) reason for the whole development.
22 9	Christopher Martin 158 B Ferme Park Road Crouch End London N8 9SE	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: 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

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	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</p> <p>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>

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	<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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		<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 1	<p>J Shaw 11 Barrington Road London N8 8QT</p> <p>Objection to the proposal</p>	<p>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.</p>
23 2	<p>Roberto Landi 16 Gisburn Mansions Tottenham Lane Hornsey London N8 7EB</p> <p>Objection to the proposal</p>	<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	<p>David Reeve Flat 1, 41 Muswell Hill Road N10 3JB</p>	<p>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.</p>

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	<p>Objection to the proposal</p>	<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>
<p>23 4</p>	<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>

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		<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 form 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

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<p>Hall (HTH) Traders Association</p>	<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. <ul style="list-style-type: none"> - 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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	<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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	<p>HTH tenants in September 2017 found that over 70 % walk to their place of work, just under 10% cycling. - 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 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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		<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	I object to this application for many reasons: 1. a 7 storey building is completely out of character with Crouch End area

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	<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 3. It does not offer affordable housing 4. The plans for community use of the Town Hall are vague</p>
<p>23 7</p>	<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>

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	<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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		<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>

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	<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>
<p>24 1</p>	<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>

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<p>24 4</p>	<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 countries 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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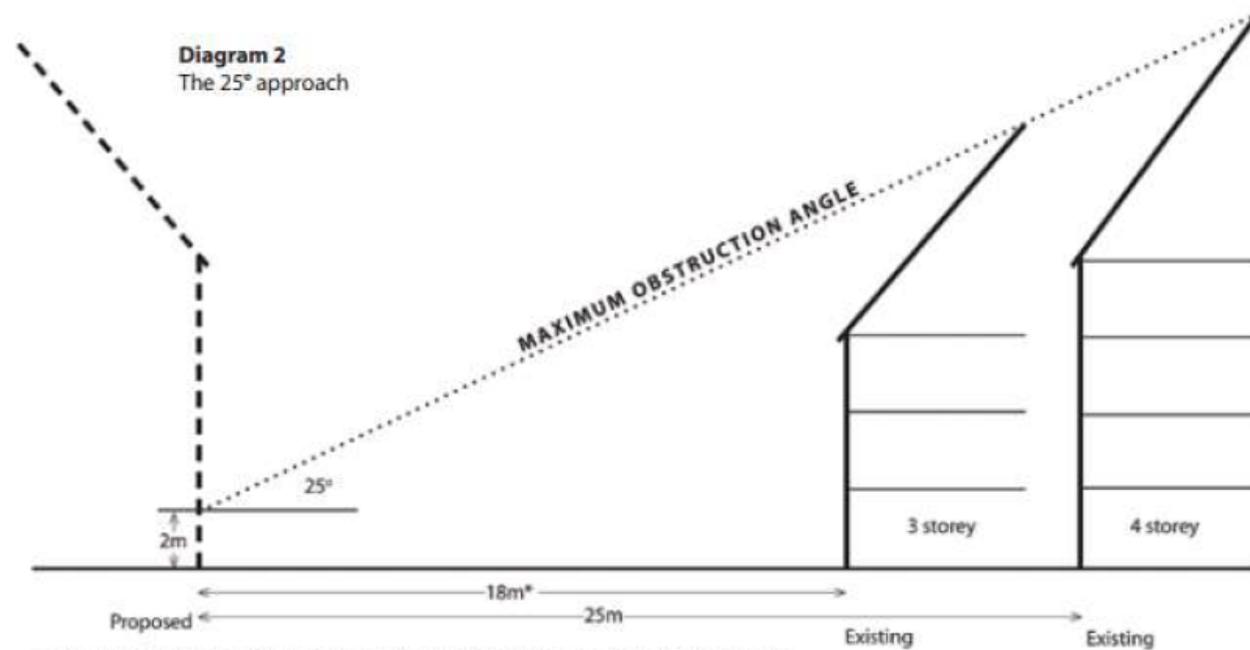
	<p>2. Access to facilities and services - this will decline rather than improve</p> <p>Section 1.4.15 of the Local Plan describes the importance of improving access to facilities and services. The increased population growth inherent in this application needs to be planned for, otherwise access to facilities 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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		<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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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 this⁶.



* 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

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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.

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<p>24 5</p>	<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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		<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.

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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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	<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 & 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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		<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>

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		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	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. I object to this development on the following grounds: - 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 Haringey Council - you are ruining Crouch End long-term for the sake of this short-sighted deal.
25	Beverley Coffin	I object to the planning application for the following reasons.

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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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		<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>

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		<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>

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	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>

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		<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>

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	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 <p>Weston and Haringey Parks Residents Association</p> <ol style="list-style-type: none"> 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.

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	<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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		<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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	<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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		<p>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:</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. 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 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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		<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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		<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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		<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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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.

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	<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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		<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>

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	<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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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? 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>

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		<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.

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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 ; we contest their Viability Report and demand open and transparent scrutiny of it.</p> <p>4) Insufficient schools and doctors</p>

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		<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 include 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 fundamental 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>

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	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>

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	Crouch Hill London Objection to the proposal	community and social cohesion in Crouch End.
27 4	EI 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.

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	<p>35-39 The Broadway Crouch End London N88DT</p> <p>Objection to the proposal</p>	
<p>27 8</p>	<p>Diana Rodriguez Nieto 11a Topsfield Parade, Tottenham Lane London N8 8PP</p> <p>Objection to the proposal</p>	<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 professional 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 spend 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 flood</p>

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		<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. 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>

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		<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	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

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	<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>
<p>28 2</p>	<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?

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		<p>6. 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>
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. 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>

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		<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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	<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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		<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 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. My name is Adrian Essex My address is: 7 Fairfield Road , Crouch End, London, N8 9HG 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. 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>

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		<p>the objection. I have based my objection on the Designing Buildings Wiki which contains a list of headings of objections that are generally valid. Based on this objection I would ask you please to reject the application. Please note that this is an objection. These are not comments.</p> <ol style="list-style-type: none">1. Table of Contents2. 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 applicable12. 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 applicable217. 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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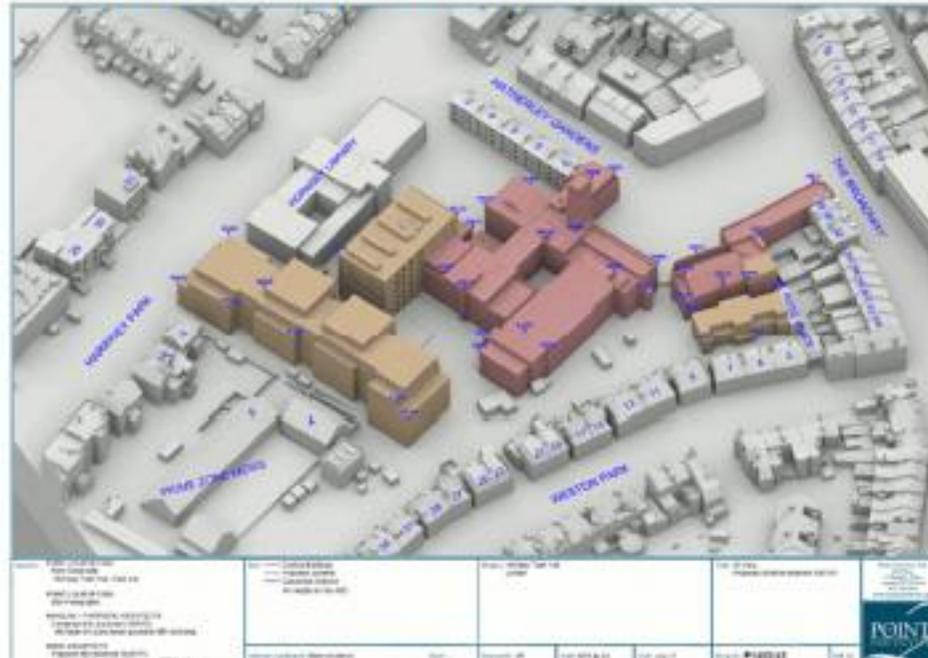
		<p>an adverse impact on the area.</p> <p>22. There is inadequate access for people with disabilities.</p> <p>23. Archaeological issues.</p> <p>24. The type of housing proposed will not satisfy local housing needs.</p> <p>The proposed development is contrary to national, regional or local planning policy, 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 Haringey's Economic Growth Strategy Policy DM40 of the local plan Policy SP8 The London Plan Government guidance on conserving and protecting the Historic Environment. 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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		<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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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

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		<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 pantechnicon 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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		<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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		<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 7 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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		<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 (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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		<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 buildings2) views of the buildings are already limited. The proposed buildings will limit views still further, especially at close range3) the proposed buildings are unexceptional 21st century blocks which do not add to the
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	<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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		<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 10 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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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

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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? There is no provision for affordable housing in an area that desperately needs it. 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. 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

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		<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>

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	<p>Objection to the proposal</p>	<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>

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	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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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

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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>

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<p>29 7</p>	<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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29 8	<p>Clara Parra 4 Gondar Mansions Mill Lane Camden London NW6 1NU</p> <p>Objection to the proposal</p>	<p>It would be very sad to see one of Crouch end's last green spaces go, please don't let this happen!</p>
29 9	<p>Glenys Law 36 Wood Vale Muswell Hill London N10 3DP</p> <p>Objection to the proposal</p>	<p>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.</p>
30 0	<p>Madeleine Brookman 91 Inderwick Road London N89LA</p> <p>Objection to the proposal</p>	<p>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.).</p>

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		<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>

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		<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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		<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>

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30 3	Jill Lenaerts 361 Alexandra Road Muswell Hill London N10 2ET	(No Text Provided)
30 4	Rodney Reznek 15 Park Avenue North Crouch End London N87RU 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>

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<p>30 6</p>	<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 ; 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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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</p> <p>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</p> <p>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.</p> <p>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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	<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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		<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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		<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>

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		<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>	

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To whom it may concern,

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.

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.

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.

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) 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?

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.

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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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		<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>

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		<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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		<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 proritise 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>

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	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>

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	<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) – 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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		<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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		<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.</p> <p>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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		<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 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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		<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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		<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>

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31 8	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.
32 0	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.
32 1	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.
32 2	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.

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	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.

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32 6	<p>Jamie Lowe 1203 Avenue Heights, 3-5 Avenue Road, London N65DS</p> <p>Objection to the proposal</p>	<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.
32 7	<p>Jill Hughes. 28 Danvers Road, London N87HH</p> <p>Objection to the proposal</p>	<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 because.</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) 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. <p>Please confirm receipt of my objection.</p>
32 8	<p>Katy Haynes 108 Mountview Road London N4 4JX</p> <p>Objection to the proposal</p>	<p>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.</p>
32 9	<p>Kay Blake 181B Inderwick Road</p>	<p>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.</p>

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	N8 9JR Objection to the proposal	
33 0	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>

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		<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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		<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 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 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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		<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>

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		<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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		<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. 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 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 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 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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		<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>

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		<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>

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	<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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	<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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		<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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		<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</p> <p>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</p> <p>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?</p> <p>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</p> <p>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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		<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>

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33 7	<p>Mr Lucas C/O 34 Park Avenue Wood Green London N22 7EX</p> <p>Objection to the proposal</p>	<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 find 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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		<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>

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34 0	<p>Brian Bowles 30 Redston Road Crouch End London N87HJ</p> <p>Objection to the proposal</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>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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		<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>	<ol style="list-style-type: none"> 1. No affordable housing. This is absolutely unacceptable. Should be at least 40% 2. Overbearing and out of scale - 5-7 storey blocks will tower over the town hall and surrounding areas 3. Loss of facilities to local residents in semi privatisation of town hall green 4. Inadequate transport facilities - huge pressure already on W7 bus route will be made worse
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>

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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	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. I urge you to reject the current plans on the following grounds: 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	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. I understand this judgement is based on the Economic Viability Assessment, which supposes that

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	<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.

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		<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	<p>Crouch End Festival</p>	<p>(Comment Moved to Local Groups)</p>
35 1	<p>Elizabeth Wascha 16</p>	<p>The town hall should be used for purposes that serve and enrich the existing community.</p>

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	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>

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		<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 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 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 2 we contest their Viability</p>

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		<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>

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	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>

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	<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>
<p>35 9</p>	<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>

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36 0	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.
36 1	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.
36 2	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.

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		<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>

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		<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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		<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>

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		<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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		<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>	<p>Proposed development far to large, and totally out of keeping with area. I strongly oppose.</p>
36 7	<p>Marianna Griffith 108 Mountview Road</p> <p>Objection to the proposal</p>	<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.</p>
36 8	<p>Sarah Daman 21</p>	<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</p>

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	<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>
<p>36 9</p>	<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>
<p>37 0</p>	<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>

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	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>

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		<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>
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>

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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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		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> <ol style="list-style-type: none"> 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. 2. The astronomical cost of shop front in Crouch End does not make it financially viable to rent on the highest. 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>I understand that wedding ceremonies will still be able to take place in the 'New' Town hall. Will there be affordable workshop/studio space for creatives' like myself, to return to once the renovation is</p>

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		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/Menu/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.

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	<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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		<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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		<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>

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		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.

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	<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>
<p>38 4</p>	<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>

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		<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,

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<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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		<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. 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>

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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

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		<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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39 3	Bruce Kent	<p>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</p>
39 4	<p>Lucy Chapman 34 North View Road Hornsey London N8 7LL</p> <p>Objection to the proposal</p>	<p>I object to this development for the following reasons:</p> <ul style="list-style-type: none"> - 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	<p>Frank Prenesti 29A Cecile Park London N8 9AX</p> <p>Objection to the proposal</p>	<p>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.</p> <p>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.</p> <p>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’.</p> <p>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.</p>

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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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		<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.

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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>

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		<p>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.</p>
40 2	<p>John Allan 75 Coleridge Road London N8 8EG</p>	<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	<p>Becka McFadde 7 Park Road London N8 8TE</p>	<p>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</p>

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<p>Neither supports nor objects</p>	<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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		<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 amatuerish 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>

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		<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 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. 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.

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	<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 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 known as the Hornsey Town Hall Traders Association, will be left homeless, potentially putting additional</p>
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		<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>

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<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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		<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. 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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		<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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	<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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		<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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		<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>

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		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>

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		<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 build 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	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

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	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>

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<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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	<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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		<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 Enterprise 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 Veryan 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>

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	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 area and will overstretch already overstretched transport, GP and parking facilities.</p>

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	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>

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		<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>

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	<p>2. Lack of affordable / social housing 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' 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 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 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 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 The application should be referred to the Mayor of London It is ill-thought out and underprepared. The</p>
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		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>

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		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>

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		<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>

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	<p>Road London N4 4QL</p> <p>Objection to the proposal</p>	<p>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.</p>
<p>42 8</p>	<p>Tina Raphael 6 Baden Road London</p> <p>Objection to the proposal</p>	<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 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?

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		<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>

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	<p>they are more likely to "loom" over the library and Town Hall is disrespectful, architecturally insensitive 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 not 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 development and not an 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 development 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' 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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		<p>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.</p>
43 0	<p>Elizabeth Hess 48 Middle Lane London Middlesex N8 8PG</p> <p>Objection to the proposal</p>	<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	<p>Jasper Thornton 26 Harvey Road London N8 9PA</p> <p>Objection to the</p>	<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>

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	proposal	<p>The proposed development has no social housing.</p> <p>4. School places and doctors 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.

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		<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 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> <ol style="list-style-type: none"> 1. The proposed housing and car parking is overdevelopment of the site in its local context. <ol style="list-style-type: none"> 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. 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. 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

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		<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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	<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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43 4	<p>Jem Fouweather 32 Rokesly Avenue London N8 8NR</p> <p>Objection to the proposal</p>	<p>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 develoment 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 !</p>
43 5	<p>Ms Eileen MacLean 46 Ravensdale Mansions Haringey Park N8 9HS</p> <p>Objection to the proposal</p>	<p><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 nonsing. There would be overdevelopment. 2. transport - a ludicrous suggestion that we would have such limited means of access to Ansbury Park, Archway, Muswell Hill and</i></p>

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		<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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<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 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>	
		<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>	

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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>

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	<p>Objection to the proposal</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 (whole) development. Are they the right custodians? Haringey must demand full assurances.</p>
	<p>Anke Boehme Flat 11 Melisa Court</p>	<p>I object to the planning application for the following reasons. Comments on drawings</p>

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	<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, diagramms 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 pallete for facade.</p>
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		No urban massing analysis provided.
44 0	Olivia Rosen 14 Carysfort Road Crouch End London N8 8RB Objection to the proposal	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.
44 1	Stephen Williams 11 Elm Grove London N89AH Objection	No affordable housing. No commitment to community access. Loss of local Independent Businesses. Size and Scale inappropriate. No detailed programme for restoration provided.
44 2	Anthony and Melanie Solomou 131 Crouch Hill, London, N8 9QH Objection to the proposal	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. 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. 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

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		<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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	<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. 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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	<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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		<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>

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	<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>
<p>44 4</p>	<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>

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		<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 braking 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>

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	Hornsey N8 7NU Objection to the proposal	
44 8	David White 41 North Point London N8 9HF Supports the proposal	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. Please let me know if you need further details to register my support.
44 9	Katherine Hubbard 19 Primezone Mews Objection to the proposal	am writing in connection with the above development plans. My objections are as follows: 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. 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) 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. 4) No plan for community use Bars and restaurants, we do not need! Community space and areas for the arts to thrive, we do.

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		<p>5) Loss of value to my property 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 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>

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		<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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		<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

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	<p>Nightingale Lane Hornsey London N8 7RA</p> <p>Objection to the proposal</p>	<p>should not be able to claim this as part of their planning application (unless they actually pay out of their profits).</p>
45 2	<p>Edward Campbell</p> <p>6 Landrock Road Crouch End London N8 9HP</p> <p>Objection to the proposal</p>	<p>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.</p> <p>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.</p>
45 3	<p>C S Thornton 11 Hatherley Gardens London N8 9JH</p> <p>Objection to the proposal</p>	<p>I have seen the amended application.</p> <p>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.</p> <p>Good also that block B is reduced.</p> <p>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</p>
45 4	<p>Caroline Howie 25</p>	<p>The revisions to this redevelopment plan are paltry and do not respond meaningfully to concerns expressed by th local community, including:</p>

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	<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 overburdened 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; The views of the Town Hall and Library will be severely restricted and will damage their heritage value; The change of use to a hotel is inappropriate and counter to policy; The transport assessments are ludicrous; 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>

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		<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>

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		<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>

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		<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. 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. 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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		<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. Please can the significant issues raised in this report, which is independent, be acknowledged and acted upon by the council.</p>

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46 1	S. Aarts 58 Florence Road N4 4DP Objection to the proposal	I object to this development on the following grounds: -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	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.
46 3	Sarah Barrell 88 Ferme Park Road London N89SD Objection to the proposal	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.
46 4	Ian Alty 26	I think that there should be a larger portion of the flats that are for affordable homes

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	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.

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	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.

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	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!

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<p>47 6</p>	<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>
<p>47 7</p>	<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.

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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	I object to this Planning Application. 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. 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.
48 0	Les Garner 25 Gladwell Road Crouch End London Middlesex N8 9AA	I wish to strongly object again to this development and urge the planning committee to refuse the application. In a nutshell 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 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.

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		<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>

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	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

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	<p>Crescent Road N22 7RP</p> <p>Supports the proposal</p>	<p>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.</p>
48 8	<p>Karen Drury 133 Priory Road Hornsey London N8 8NA</p> <p>Objection to the proposal</p>	<p>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'.</p>
48 9	<p>Shona Golightly 12 Oakley Gardens Hornsey LONDON London N8 9PB</p>	<p>Objection</p>
49 0	<p>Joanne Sergent 28 Harold Road London N8 7DE</p> <p>Objection to the proposal</p>	<p>Not enough affordable homes and design not in keeping with a conservation area</p>

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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>

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	proposal	<p>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>
49 4	Judi Simmons 36 Fairfield Gardens Crouch End London N8 9DD	<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	Anne-Marie McBroom 12a Lightfoot Road London N8 7JN Objection to the proposal	<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	Ben Shallcross 308 Park Road Hornsey Hornsey London London N8 8LA	<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>

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	<p>Objection to the proposal</p>	<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>

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	<p>Greater London N8 9TB</p> <p>Objection to the proposal</p>	<p>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.</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</p>
50 0	<p>Anne Lavery 103 Upper Tollington Park Stroud Green London N4 4ND</p> <p>Objection to the proposal</p>	<p>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</p> <p>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.</p> <p>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</p> <p>The design and scale is out of keeping with a conservation area. The residential blocks are too high at 7 storeys</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. I believe the entire proposal should be scrapped and a solution that benefits local residents and council tax payers should be found.</p>
50 1	<p>Nina Yogasundram 36 Judd Apartments Great Amwell Lane Hornsey London N8 7NP</p> <p>Objection to the</p>	<p>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.</p> <p>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.</p> <p>There is no plan to increase transport, school, or medical provision in the area to accommodate new</p>

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	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>

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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.

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	Objection to the proposal	We love our area - please insist on a sustainable project instead of looking to make a fast buck
508	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>

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50 9a	Michael Gilmartin Frics acting on behalf of Eric Swain, 13 Haringey Park, N8 9HY Objection to the proposal See BRE Client Report	<p>Development Management Support Planning Service Level 6 River Park House 225 High Road Wood Green London N22 8HQ</p> <p>Your Ref: 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 over-coking 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 9943</p>
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51 0	<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>
51 1	<p>Victoria Harwood Kapadia 53 Grosvenor Road N10 2DR</p> <p>Objection to the proposal</p>	<p>Please preserve this historical building</p>
51 2	<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>

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	<p>71 Woodland Rise Muswell Hill Muswell Hill London N10 3UN</p> <p>Objection to the proposal</p>	<p>2. Building out of character 3. Lack of commitment to the neighbourhood - public transport, amenities and education</p>
51 3	<p>Jennifer Grigg 83 Grove Avenue Muswell Hill Muswell Hill London London N10 2AL</p> <p>Objection to the proposal</p>	<p>There are not enough affordable homes - not even close to the 50+ needed. 7 stories is much too high for the proposed newbuilds.</p>
51 4	<p>R Max 2 Linzee Road Hornsey</p> <p>Objection to the proposal</p>	<p>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.</p>

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51 5	<p>Andrew Jackson Flat 5 Cedar Court Colney Hatch Lane Muswell Hill London N10 1EE</p> <p>Objection to the proposal</p>	<p>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.</p>
51 6	<p>Jessie Hewitson 52A Middle Lane London London N8 8PG</p> <p>Objection to the proposal</p>	<p>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.</p>
51 7	<p>K Jones 79 Rathcoole Gardens London N89NE</p> <p>Objection to the proposal</p>	<p>I wish to Object to the proposed planning application HGY/2017/2220. 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. 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. The commitment to public access to the Hall and Green is not strong enough 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. Because of all the above reasons planning permission should be refused.</p>

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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>

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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

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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.

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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.

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	Supports the proposal	
530	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.
531	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.
532	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.

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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 fromantic / 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.

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53 6	<p>Polly Hall 40 Homecroft road Park Road Park Road LONDON N8 8LA</p> <p>Objection to the proposal</p>	<p>We need and deserve an arts community center, like it is but brilliant. NOT CHINESE DEVELOPEMNT!!!</p>
53 7	<p>Elly Chalmers 41 Exchange House Crouch End Hill Crouch End London London N8 8DF</p> <p>Objection to the proposal</p>	<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	<p>Kathryn Hardy 80a Rosebery Road Muswell Hill London N10 2LA</p>	<p>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.</p>

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	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 staged 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>

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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,

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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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		<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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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>

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	<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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		<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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		<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. Please acknowledge receipt of this submission. 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>

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		<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>
55 0	<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>
55 1	<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.
55 2	<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>

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	<p>Northcott Avenue Wood Green London N22 7DB</p> <p>Objection to the proposal</p>	<p>My children who were born in wood green were forced to leave London to find an affordable home.</p>
<p>55 3</p>	<p>Chloe Milburn 26 Cecile park, N8 9AS.</p>	<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.

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		I earnestly ask you to severely modify this proposal and reduce the environmental costs. The people of Crouch End deserve better.
55 4	Lucy Bradshaw Flat 1, 46 Stanhope Road London N6 5AJ Objection to the proposal	<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	Yuli Hirano 38 Deanswood Building Maidstone Road N11 2TQ Objection to the proposal	<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 dont care about this fact amd 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 cant keep selling off property and washing our hands of the problem. Give something back to the community and stop giving away public space.</p>

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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>

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		<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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	<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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		<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>

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		overshadowing of local properties has been strongly challenged by in independent BRE assessment.
559	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>
560	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>
561	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.

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	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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