

	Councillor	Comments
1	<p>Councillor Clive Carter, 190c Stapleton Hall Road Stroud Green London N4 4QL</p> <p>Objection to the proposal</p>	<p>I wish to object to this Planning Application and I support those who have already lodged objections.</p> <p>The object of the disposal of our magnificent art deco town hall was largely to restore the Grade II listed building. However, details of this aspect seem sketchy and it is not clear that enough money has been allowed for this. Restorations of this type can go over-budget as we have seen in a nearby example of the east wing of Alexandra Palace.</p> <p>I note that restoration would be an obligation on the developer, rather than their prime goal, the flats. It seems to me there is a tension between providing enough money for a proper restoration and providing (any) affordable housing. The disposal was misconceived.</p> <p>I agree with others who have pointed out that the block of flats proposed in the current car park is too high and too bulky. It is also too close to neighbours, over whom it would loom and who would suffer from reduced light and over-looking.</p> <p>In respect of the flats, the Application represents such degree of massing and over-development, that it barely seems serious.</p>
2	<p>Councillor Gail Engent, River Park House 225 High Road Wood Green London N22 8HQ</p>	<p>I am writing to object to the planning application which has been submitted for the Hornsey Town Hall site (HGY/2017/2220). Having read the plans, I am very concerned that no affordable or social rented homes have been included in the application. This falls far below the London Mayor's target of 50% genuinely affordable homes and far below the council's own affordable homes target too.</p> <p>Under the original planning application there had been due to be at least four affordable homes at the site. I am very concerned that if permission is granted for this new application,</p>

	<p>Objection to the proposal</p>	<p>with no affordable homes on the Hornsey Town Hall site, a precedent will be set and that other developers are likely to submit applications with no affordable homes too.</p> <p>We have a desperate need for more affordable homes in this borough and I am very concerned indeed that no affordable homes are proposed to help tackle this issue. I also share residents' concerns over the height of Block A, which at seven storeys will impact light and views for surrounding residents. I believe that the height and scale of such a structure is not in keeping with the Crouch End conservation area and is generally out of keeping with the low rise buildings in this area.</p> <p>I am also concerned that the design of the new buildings are not in keeping with the conservation area. I am further concerned that the community access to the Hall building and the Green remains vague, when there should be a clear and unequivocal commitment to public access. The Green space at the front of the Hall should be retained along with the trees. The public should enjoy access to the Green and Square all year round and regular access to the Hall.</p> <p>I believe that the increase in residents, and visitors staying at the apartment-hotel, will significantly increase parking issues and traffic on surrounding roads. I also believe that local public transport, particularly the buses which stop at the Town Hall, which are already overstretched, will struggle to cope with the additional passengers without a significant increase in capacity.</p> <p>I also believe that a full assessment and plan for local infrastructure such as schools, GP surgeries, and public transport is needed given the increase in the number of residents this application proposes.</p>
	<p>Councillor Gail Engent</p>	<p>I am writing to object to the revised planning application for Hornsey Town Hall (HGY/2017/2220). Further to my previous objection (copied below), I object to the revised application on the following grounds:</p>

	<p>Objection to the proposal</p>	<ul style="list-style-type: none"> <li>• The residential blocks are still too high at 6 storeys (excluding the basement)</li> <li>• 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</li> <li>• The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site</li> <li>• More public transport needs to be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel</li> <li>• The design is out of keeping with a conservation area</li> <li>• Homes backing on to the site will be overlooked and lose light</li> <li>• The commitment to public access to the Hall and Green is not strong enough</li> </ul>
<p>3</p>	<p>Councillor Pippa Connor 75 Fortis Green Avenue, N2 9LY</p> <p>Objection to the proposal</p>	<p>I have objected to the previous planning application and I am now objecting to the revised planning application on the following grounds:</p> <ul style="list-style-type: none"> <li>· The residential blocks are still too high at 6 storeys (excluding the basement)</li> <li>· There will only be 11 affordable homes, not the 59 there should be under the Labour-run council's target of 40% affordable homes</li> <li>· The affordable homes are being underwritten by the Labour-run council with the £3.5m received from the lease for the site. Instead the developer should be providing at a minimum affordable housing, ideally social housing, on this site.</li> <li>· More public transport needs to be provided, e.g. increase in buses to cope with the additional residents and visitors to the hotel</li> <li>· The design is out of keeping with a conservation area</li> <li>· Homes backing on to the site will be overlooked and lose light as parts of the new development are too high and also too close to local resident's properties.</li> <li>· The commitment to public access to the Hall and Green is not strong enough.</li> </ul> <p>As this is clearly a matter of great concern for local residents I would hope that the Planning Department</p>

		<p>would request that the Developer come back with improved proposals that would be in keeping with a conservation area and provide genuine affordable homes.</p>
	<p>Councillor Pippa Connor</p>	<p>I am writing to object to the proposed Hornsey Town Hall planning application. This is a conservation area with mainly Victorian and Edwardian homes, the proposed huge block development, at one point 7 storeys high, is completely out of keeping with this local area. It is overbearing in design and would be built too close to the boundaries of local properties resulting in loss of privacy.</p> <p>This large-scale development will block sunlight from surrounding homes, and within the development itself, which will have a negative impact on residents as their homes and outdoor spaces are overshadowed.</p> <p>Within a development of this size it is incredible that there is zero affordable housing provision. On a development such as this the expectation would be for genuinely affordable housing provision, if not social housing, to be part of the development to help local people to remain in their communities.</p> <p>The loss of micro businesses and the people who work currently within these will be a huge loss to the local economy. The impact on local services have not yet been adequately addressed particularly in relation to the obvious need for an increase in school places, health care provision expansion and pressure on existing parking.</p> <p>Questions around the current public green space outside the Town Hall have not been fully addressed regarding long term public usage.</p> <p>I hope all the concerns that have been raised as part of this planning application process will be fully answered and that if critical key areas such as lack of affordable housing, overbearing development out of keeping within a conservation area and loss of privacy and light are not addressed then this</p>

	application will not go ahead.
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