

ADDENDUM REPORT FOR ITEM 8

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference No: HGY/2017/2220 - Planning Permission- Town Hall site HGY/2017/2221 - Listed Building Consent Hornsey Library HGY/2017/2222 - Listed Building Consent Town Hall HGY/2017/2223 - Listed Building Consent Broadway Annex	Ward: Crouch End
Address: Proposals: <i>Permission: Refurbishment and change of use of the Hornsey Town Hall from B1 Use and Sui-Generis Use to a mixed use scheme comprising a hotel (Use Class C1), food and beverage uses (Use Classes A3 and A4), community uses (Use Class D1, D2 and Sui-Generis Use) and co-working use (Use Class B1). Use of the Town Hall roof terrace as a bar (Use Class A4). Removal of east wing extension and erection of east wing roof extensions to the Town Hall. Change of use of the ground floor of Broadway Annex Building East to food and beverage use/drinking establishment use (Use Class A3/A4). Provision of 146 residential units comprising: the erection of a 7 storey building; the erection of a part 4, part, 5, part 6, part 7 storey building and associated car parking at basement level; change of use of the first and second floors of the Broadway Annexe to residential use and 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. Alterations and landscaping improvements to the town hall square and open spaces. Provision of cycle parking. Demolition 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. Provision of 11 Units of Affordable Housing</i>	

1. Additional Representations

- 1.1. The representations attached at **Appendix AD1** were received following 21st November 2017 up to the day of committee. Additional representations include 110 pro forma letters in support of the scheme. These were submitted by the applicant. These letters are **Appendix AD2**.

1.2. Officers have considered these representations. The recommendations to grant planning permission and listed building consent subject to conditions remains unchanged for the reasons set out in the committee report. This includes the additional submissions regarding daylight/sunlight.

1.3. The total number of responses from adjoining occupiers (excluding Local Groups) was:

- Supporting: 118 (including 110 submissions made on behalf of the applicant)
- Neither Supporting nor Objecting: 16
- Objecting: 736

1.4. While every effort has been made to consolidate responses from commenters, it may be the case that the same commenter that responded more than once during different rounds of consultation were counted separately, and the number of objectors may be slightly over represented in the above totals. The material issues raised are summarised in Section 2 of the committee report.

2. Additional Comments from Historic England

2.1. Historic England have provided additional commentary to clarify their statutory obligation in assessing the applications. This letter is **Appendix AD3**. Historic England's position in relation to the applications remains unchanged. Historic England has authorised Haringey Council to grant Listed Building Consent for the Town Hall (subject to endorsement by the Secretary of State) and raises no objection to the development proposal in planning terms. The officer recommendation therefore also remains unchanged in response to Historic England's comments.

3. Feedback on Conditions

3.1. Officers have received feedback regarding **Condition 15** (as set out in Appendix 1) that would restrict the hours of operation of any restaurant and public house uses on the site (A3/A4 Uses) in line with the 2010 planning permission.

3.2. The view from commenters that the London Plan's November 2017 Culture & the Night-Time Economy SPG promotes integration of planning and licensing, and support for the viability of cultural venues in London, is noted. The London Plan Town Centres SPG promotes the management of the night time economy reconciling economic benefits and the concerns of local residents.

3.3. Officers attach the previous premise licence issued to the meanwhile operator for information as **Appendix AD4**. Officer recommend based on feedback that condition 15 is amended to:

The external A3 and A4 uses on the Town Hall roof top area hereby permitted shall not be operated before 0800 or after 2300 hours on any day unless agreed in writing with the Local Planning Authority.

REASON: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

- 3.4. The applicant will be required to secure a fresh premise license in the event planning permission is granted.
- 3.5. Local groups and residents have requested a forum that may allow for feedback following the grant of planning permission and during the construction process. While officers note the impacts of construction will be monitored by the Local Authority, members may wish to consider the imposition of a planning condition that would establish such a forum. Any planning condition would need to meet tests around relevance and enforceability.

4. Corrections to CIL Calculations

- 4.1. There are typographical errors in section 7 in the report. These resulted from an indexation calculation error by officers and an error transcribing the applicant's CIL figures into the committee documents. The text of Section 7 is updated as per the below:

7 Community Infrastructure Levy (CIL)

7.1 Based on the information given on the plans (and incorporating 11 units of affordable housing), the Mayoral CIL charge will be £676,648.25 (15,288 sqm x £35 x 282 / 223) and the Haringey CIL charge will be £2,307,812.49 (7,380.80 sqm x £265 x 282 / 239).

- 4.2. The amount of CIL generated by the development as a local finance consideration may be taken into account by planning sub-committee in so far as it is material to the application. However, the CIL rates and chargeable areas are set by regulation and are not a matter of planning judgement for officers or committee members. The corrected figures therefore do not materially alter the officer recommendation.

4.3. Comments on the published committee report also noted that the Mayoral CIL has a higher net chargeable area than the Haringey CIL. This is because the formulas for the Mayoral CIL and Haringey CIL are different. For the Mayoral CIL the net chargeable area calculations include all proposed uses on the site, whereas Haringey's Charging Schedule (revised November 2017) imposes a Nil CIL charge on non-residential uses within the Town Hall complex. Haringey's charging schedule is below for member's reference. The chargeable areas for CIL are pursuant to regulations (as noted above) and may differ from areas used for viability purposes.

Table 2- Approved CIL Charging Schedule for Haringey				
CIL charge (£/square metre)				
Use	Western	Central	Eastern	Mayoral CIL
Residential	£265	£165	£15	£35
Student accommodation	£ 265	£165	£15	£35
Supermarkets		£95		£35
Retail Warehousing		£25		£35
Office, industrial, warehousing, small scale retail (use class A1-5)		Nil Rate		£35
Health, school and higher education		Nil Rate		Nil
All other uses		Nil Rate		£35