



Historic England

LONDON OFFICE

Mr James Hughes
London Borough of Haringey
Level 6 River Park House
225 High Road
Wood Green
London
N22 8HQ

Direct Dial: 0207 973 3777

Our ref: P00630071

5 December 2017

Dear Mr Hughes

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
HORNSEY TOWN HALL THE BROADWAY N8 9JJ
Application No HGY/2017/2220**

Historic England Advice

I am writing further my letters of 2nd October 2017 and 6th November 2017, following repeated requests by members of the public to clarify the position of Historic England in relation to the proposed residential Blocks A and B.

Please note that Historic England is a consultee on the current planning application, rather than a determining authority. The decision on the planning application will lie with yourselves as local planning authority. In this case, Historic England's remit relates to the impact of the proposals on the surrounding conservation area and the setting of the Grade II* Hornsey Town Hall.

In my letter of 2nd October, I stated that whilst we did not wish to comment on the detailed design of Blocks A and B, we were of the view that the proposals caused harm to the historic environment, as follows: Block A was considered to cause some harm in a number of local townscape views by reason of its visibility, whilst Block B caused harm to the setting of the Town Hall in views from The Broadway by rising above the low roofline.

Following those comments, the applicants produced further townscape views of the proposals in their Townscape Assessment. Those townscape views showed the bulk and massing of Block A against the approved Mountview scheme (which included development at the rear that was considered to be 'Enabling Development', thereby enabling the repair and refurbishment of the Town Hall) and showed the impact of the proposed reduction in height of Block B. I am specifically commenting on those townscape views in my letter of 6th November 2017, namely Views 01 and 02.

In respect to View 01, this townscape view shows that the Block B would no longer be



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk





Historic England

LONDON OFFICE

visible from The Broadway in the context of the backdrop setting of the Town Hall. I would therefore consider the comments made in my letter of 2nd October to have been addressed and confirm that in my opinion, Block B no longer causes harm to the setting of Town Hall in this view.

In respect to View 02, this shows that the outline of Block A is similar in nature to the approved Mountview scheme. For clarity, this means the extent of the outline of the building that is visible. Our advice on the previous scheme was that it caused some harm to the character of the conservation area, and our position hasn't changed, as the impact of the current proposal is very similar to that of the consented proposals.

I want to reiterate that the proposals now need to be considered by yourselves, as local planning authority, taking into account the previously approved planning application and the current national and local policies when coming to a decision. This will include policy 134 of the National Planning Policy Framework, which states that harm should be weighed against the public benefits of the proposal. As stated in our letter of 2nd October, we consider the proposed repair, refurbishment and reuse of Hornsey Town Hall to be a significant heritage (public) benefit that should be taken into account when coming to a decision. It is therefore essential that if planning permission is granted for this scheme, the delivery of the phasing and delivery of the new buildings is linked to the phasing and delivery of the Town Hall works.

Yours sincerely

Claire Brady

Inspector of Historic Buildings and Areas

E-mail: claire.brady@HistoricEngland.org.uk



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk

