

**MINUTES OF THE MEETING OF THE PLANNING SUB  
COMMITTEE HELD ON MONDAY, 11TH DECEMBER, 2017, 7.00 -  
9.40 pm**

**PRESENT:**

**Councillors: Toni Mallett (Chair), Dhiren Basu, David Beacham,  
John Bevan, Jennifer Mann, Peter Mitchell, James Patterson, Ann Waters,  
Joanna Christophides and Liz Morris**

**128. FILMING AT MEETINGS**

Noted.

**129. PLANNING PROTOCOL**

Noted.

**130. APOLOGIES**

Apologies for absence were received from Councillors B Blake, Carter and Doron.

Councillors Christophides and Morris were in attendance as substitutes for Councillors B Blake and Carter.

**131. URGENT BUSINESS**

None.

**132. DECLARATIONS OF INTEREST**

None.

**133. MINUTES**

**RESOLVED**

- That the minutes of the Planning Committee held on 13 November 2017 be approved.

**134. PLANNING APPLICATIONS**

Noted.

### 135. HORNSEY TOWN HALL, THE BROADWAY N8 9JJ

The Committee considered an application for:

**Planning 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 Annexe; 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.

#### **Listed Building Consent Proposals:**

**Building 1:** Hornsey Library, Haringey Park, Hornsey N8 9JA.

Listed Building Consent for demolition of library garage and energy centre in curtilage of Hornsey Library (Listed Grade II - HE Listing Ref: 1246935). No demolition to library building proposed. (**Reference No:** HGY/2017/2221)

**Building 2:** Hornsey Town Hall, The Broadway N8 9JJ

Listed Building Consent for internal and external alterations to the Hornsey Town Hall (Grade II\* - HE Listing Ref: 1263688) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery, ironmongery, etched glazing and windows. Various removals and insertion of internal partitions, doors, partial excavation of basement, lift insertions, ramp and access insertions and relocations, fire escape replacement, removal of stage hoist, balcony seating and 1972 roof addition. Repair of historic finishes, furnishings, commemorative plaques and war memorial. Curtilage demolition of the Weston Clinic Building and courtyard infill extension.

**Building 3:** Broadway Annex Building, The Broadway, N8 9JJ

Listed Building Consent for internal and external alterations to the Broadway Annex (Listed as 'Electricity Board Office and Showroom' - Grade II. HE Listing Ref: 1358881) including comprehensive programme of repair works to brick and stonework, roofs, floor and wall surfaces, doors, decorative metalwork, joinery,

ironmongery and windows. Various removals and insertion of internal partitions, including insertion of French doors to the Town Hall square, fire escape replacement and facilitating works to allow insertion of extension.

The Planning Officer gave a short presentation highlighting the key aspects of the report.

Graeme Evans addressed the Committee on behalf of Hatherley Gardens residents in objection to the application. He asked the Committee to refuse the application, as the development would lead to an increase in traffic and noise pollution, and increase pressure on parking. A 7 storey building was inappropriate for the area, and was not necessary to make the development viable.

Paul Toyne addressed the Committee in objection to the application. The excessive height of the development would cause a significant loss in day / sunlight to neighbouring properties, and there would be overlooking into neighbouring properties. He submitted that this was in contravention to Haringey's planning policies, and the application should be refused.

Ruth Selig addressed the Committee in objection to the application. She referred to paragraph 132 of the National Planning Policy Framework and suggested to the Committee that significant consideration should be given to the loss of a heritage asset. The residential blocks dominated the rear of the development, and Block B was 5m taller than the consented scheme, even after a reduction in height. Blocks of 4-5 storeys were out of character for the local area, and the architecture was not considered to be good, as detailed in the report of the Quality Review Panel.

Miriam Levin addressed the Committee on behalf of the Hornsey Town Hall Appreciation Society in objection to the application. She questioned the balance of benefit between the public and the developer, and submitted that there would be little benefit to the public once the arts space had been reduced and the community spaces used for business spaces. She urged the Committee to refuse the application.

Councillor Carter addressed the Committee in objection to the application. He requested that the application be refused due to the excess height and massing. The east-side building was too close to neighbouring properties. He suggested that the application was a poor deal for Hornsey Town Hall, and the provision of 11 affordable housing was disingenuous, as property prices in Crouch End would mean that affordable housing would be anything but affordable.

Councillor Connor addressed the Committee in objection to the application. She requested that the application be refused based on the lack of affordable housing, which by her calculations fell short of the 40% target. Blocks A & B were out of keeping with Crouch End, and there was a concern that the height and bulk of the buildings would lead to a loss of light and privacy to neighbouring properties. She requested that assurances be given that local businesses currently situated at the Town Hall would not be displaced.

Councillor Arthur addressed the Committee in objection to the application. He explained that he thought the proposal was a good deal, but that more could be done

to get a better deal. There was further work to be carried out in relation to the blocks, which would dominate the Town Hall building. He requested that further work be carried out to improve the social housing offer and the arts centre.

Councillor Brabazon addressed the Committee in objection to the application. She referred to the vision for the community aspect of the Town Hall and stated that this did not match the vision of the Hornsey Town Hall Creative Trust. Her main concern was that the community use would be lost, as the applicant was a business, not a community arts operator. She considered that the application delivered little more than a commercial venue.

Councillor Mark Blake addressed the Committee in objection to the application. He felt that there were real concerns regarding the lack of social housing, and considered that the two seven storey residential blocks would change the silhouette of the Town Hall building. He submitted to the Committee that if the application was granted it would lead to further applications for development in conservation areas.

Councillor Berryman addressed the Committee in objection to the application. He felt that the land had been sold to FEC for a much lower price than the land was worth, and informed the Committee that the use of the Town Hall had increased since 2014, and therefore the rents received from these businesses should mean that there was no urgency to move forward with development of the building.

Councillor Tucker addressed the Committee, on behalf of the Labour party candidates for Crouch End ward, who collectively objected to the application. He informed the Committee that the candidates did not support the application, and if elected, would continue to not support the application. There were issues with the amount of affordable housing, which was nowhere near the 40% target. There had been many objections raised by local people, and this should be taken into account. He urged the Committee to reject the application on these points.

The Committee's Lawyer, Ben Burgerman, reminded the Committee that political support or lack thereof was not a material planning consideration.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- The report of GL Hearn, commissioned by the Planning Authority, concluded that neighbouring properties would continue to receive adequate daylight and sunlight, with a small number affected by Block B. There would be compliance of 95% across the development, and officers had concluded that on balance, this was acceptable.
- Historic England had provided their views on the application, but had not made an objection.
- Objectors felt that the issues of overlooking and privacy had not been addressed.
- The primary road access to the housing would be via Haringey Park. Occasional vehicular access would be required via Hatherley Gardens, but this would be for essential car uses only (such as disabled users). The transport team had requested a condition relating to major events, and request that an event management plan be provided to mitigate any parking issues.

- Discussions had taken place with TfL, who had agreed to increase the frequency of the W7 bus service.
- The impact on the conservation area was found to be acceptable on balance. There was no denying that a seven storey block would have an impact on the area, but this was balanced with the proposal to restore and bring back to use a redundant building which had been on the 'at risk' register since 2010.
- Block B was one storey higher than allowed for in the 2010 planning consent.

Councillor Doron addressed the Committee to speak in support of the application. He drew the Committee's attention to the fact that Historic England had not objected to the application. He stated that although there may be some harm to conservation area, the benefits outweighed this – the Town Hall restoration, the appointment of an arts operator, employment space and an additional £3.5m for affordable housing in the west of the Borough.

Councillor Elliott addressed the Committee to speak in support of the application. She considered that the proposed development would be a better solution for the Town Hall, rather than being used as a small theatre school. There was a guarantee of 60% community use in the long term, and the operation would be overseen by a steering group. Overall, the scheme would deliver huge benefits to Crouch End.

Liz Sich, Hornsey Town Hall Creative Trust, addressed the Committee to speak in support of the application. The Town Hall had been in a state of slow decay since 2000, and in order to guarantee its' future, a full restoration was required. The scheme provided a high quality refurbishment of the Town Hall, the annex, and the public square.

Graeme Jennings, Hornsey Town Hall Creative Trust, addressed the Committee to speak in support of the application. He had been an advocate for community use at the Town Hall for many years, and was pleased to see that this formed an essential part of the 130 year lease agreement. There had been a number of development schemes in the past, none of which had provided a viable solution. He was encouraged by the positive plans and engagement by the applicants.

Brian Ahearne addressed the Committee to speak in support of the application. It had been disappointing to see the building in a state of disrepair and it was encouraging to see plans to redevelop the building so that it could be brought back into public use. He suggested to the Committee that even though there had been objections to the application, this did not necessarily mean that all local residents objected to it.

Representatives of FEC (the applicants) addressed the Committee to speak in support of the application. Planning permission and Listed Building consent had been granted in 2010, and this application was comparable to the 2010 permissions. The application improved community access, created over 200 jobs, improved public realm, and provided high quality housing. There had been significant consultation carried out in order to develop the proposal, and the end result complied with the Planning Policy. The restoration and redevelopment of the Town Hall would safeguard its' future for generations to come. FEC were committed to reusing and restoring as much of the existing building as possible, and it was important that work started as soon as possible to prevent further decay and ruin of the existing building.

The Committee raised a number of questions and issues, responses to which are summarised as follows:

- It was a contractual requirement of the lease to establish a steering committee for the entire 130 year term. This would be established once the construction phase had begun.
- FEC were hotel developers, and from experience, they considered that a hotel at this venue would be successful.
- It was expected that the hotel would provide around 40 jobs.
- FEC did not dispute that there would be some loss of light to certain properties, however it was felt that this was acceptable on balance.

The Chair moved that the application be granted, and following a vote it was

## **RESOLVED**

- i) That the Committee resolve to GRANT planning permission and that the Assistant Director of Planning and/or the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below, and a section 278 legal agreement providing for the obligations set out in Heads of Terms below.
- ii) That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 1<sup>st</sup> April 2018 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iii) That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
- iv) That Committee resolve to GRANT the three applications for Listed Building Consent and that the Head of Development Management is authorised to impose conditions and informatives and issue the Listed Building Consents following the appropriate endorsement by the Secretary of State.

## **PLANNING CONDITIONS (HGY/2017/2220)**

- 1) COMPLIANCE Three Year Expiry (LBH Development Management)  
The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

REASON: This condition is imposed by virtue of the provisions of the Planning and Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2) COMPLIANCE Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawings:

Plan C2000 - Residential Mews - GA Plan - Ground - REV2; Plan C2001 - Residential Mews - GA Plan - Level 01 -REV2; Plan C2002 - Residential Mews - GA Plan - Level 02 - REV2; Plan C2003 - Residential Mews - GA Plan - Roof REV2; Plan C2200 - Residential Mews - Elevation 1 of 2 REV01; Plan C2201 - Residential Mews - Elevation 2 of 2 REV01; Plan C2202 - Residential Mews - Section AA REV01; Plan C2501 - Residential Mews - Apartment Type C1 - REV2; Plan C2502 - Residential Mews - Apartment Type C2 - REV2; Plan C2503 - Residential Mews - Apartment Type C3 - REV2; Plan C2504 - Residential Mews - Apartment Type C4 - REV2; Plan C2505 - Residential Mews - Apartment Type C5 - REV2; Plan C2506 - Residential Mews - Apartment Type C6 - REV2; Plan D2501 -Residential Block A - Apartment Type A1 - REV2; Plan D2502 -Residential Block A - Apartment Type A2 - REV2; Plan D2503 - Residential Block A - Apartment Type A3 - REV2; Plan D2504 - Residential Block A - Apartment Type A4 - REV2; Plan D2505 - Residential Block A - Apartment Type A5 - REV2; Plan D6800 - Residential Block A - Façade Details; Plan E2501 - Residential Block B - Apartment Type B1 - REV2; Plan E2502 - Residential Block B - Apartment Type B2 - REV2; Plan E2503 - Residential Block B - Apartment Type B3 - REV2; Plan E2504 - Residential Block B - Apartment Type B4 - REV2; Plan E2505 - Residential Block B - Apartment Type B5 - REV2; Plan E6800 - Residential Block B - Façade Details; Plan F1998 - Residential Block A & B - GA Plan - Basement - REV2; Plan F1999 - Residential Block A & B - GA Plan - Lower Ground - REV2; Plan F2000 - Residential Block A & B - GA Plan - Ground REV02; Plan F2001 - Residential Block A & B - GA Plan - Level 01 - REV2; Plan F2002 - Residential Block A & B - GA Plan - Level 02 - REV2; Plan F2003 - Residential Block A & B - GA Plan - Level 03 - REV2; Plan F2004 - Residential Block A & B - GA Plan - Level 04 - REV2; Plan F2005 - Residential Block A & B - GA Plan - Level 05 - REV2; Plan F2006 - Residential Block A & B - GA Plan - Roof - REV2; Plan L-500 - Landscape Planting Plan G REV2; Plan L-501 - Landscape Tree Strategy F REV2; Plan PA1018 - Town Hall Demolition Plan - Lower Ground Floor (West); Plan PA1019 - Town Hall Demolition Plan - Lower Ground Floor (East); Plan PA1020 - Town Hall Demolition Plan - Ground Floor (West); Plan PA1021 - Town Hall Demolition Plan - Ground Floor (East); Plan PA1022 - Town Hall Demolition Plan - First Floor (West); Plan PA1023 - Town Hall Demolition Plan - First Floor (East); Plan PA1024 - Town Hall Demolition Plan - Second Floor(West); Plan PA1025 - Town Hall Demolition Plan - Second Floor (East); Plan PA1026 - Town Hall Demolition Plan - Roof (West); Plan PA1027 - Town Hall Demolition Plan - Roof (East); Plan PA1220 -Town Hall - Demolition - Elevation 01 (West); Plan PA1221 -Town Hall - Demolition - Elevation 02 (North); Plan PA1222 -Town Hall - Demolition - Elevation 03 (East); Plan PA1223 - Town Hall - Demolition - Elevation 04 (South); Plan PA1224 - Town Hall - Demolition - Elevation 05, 06 and 07; Plan PA1272 - Town Hall - Demolition Section CC; Plan PA1275 - Town Hall - Demolition Section FF; Plan PA1277 - Town Hall - Demolition Section HH; Plan

PA1900 - Town Hall Proposed Plans – Overview; Plan PA1998 - Town Hall Proposed Plan - Lower Ground Floor (West); Plan PA1999 - Town Hall Proposed Plan - Lower Ground Floor (East); Plan PA2000 - Town Hall Proposed Plan - Ground Floor (West); Plan PA2001 - Town Hall Proposed Plan - Ground Floor (East); Plan PA2002 - Town Hall Proposed Plan - First Floor (West); Plan PA2003- Town Hall Proposed Plan - First Floor (East); Plan PA2004 - Town Hall Proposed Plan - Second Floor (West); Plan PA2005 - Town Hall Proposed Plan - Second Floor (East); Plan PA2006 - Town Hall Proposed Plan - Roof (West); Plan PA2007 - Town Hall Proposed Plan - Roof (East); Plan PA2200 - Town Hall - Proposed Elevation 01 (West); Plan PA2201 - Town Hall - Proposed Elevation 02 (North); Plan PA2202 - Town Hall - Proposed Elevation 03 (East); Plan PA2203 - Town Hall - Proposed Elevation 04 (South); Plan PA2204 - Town Hall - Proposed Elevation 05, 06 and 07; Plan PA2250 - Town Hall - Proposed Section AA; Plan PA2251 - Town Hall - Proposed Section BB; Plan PA2252 - Town Hall - Proposed Section CC; Plan PA2253 - Town Hall - Proposed Section DD; Plan PA2254 - Town Hall - Proposed Section EE; Plan PA2255 - Town Hall - Proposed Section FF; Plan PA2256 - Town Hall - Proposed Section GG; Plan PA2257 - Town Hall - Proposed Section HH; Plan PA2790 - Town Hall -Existing and Proposed Plans - Panelled Room; Plan PA2792 - Town Hall - Proposed Internal Elevations - Panelled Room; Plan PB1020 - Broadway Annex Demolition Plan - Lower Ground and Ground Floor REV01; Plan PB1021 - Broadway Annex Demolition Plan - First Floor REV01; Plan PB1022 - Broadway Annex Demolition Plan - Second Floor REV01; Plan PB1023 - Broadway Annex Demolition Plan – Roof; Plan PB1220 - Broadway Annex Demolition Elevations REV01; Plan PB1270 - Broadway Annex Demolition Sections REV01; Plan PB2000 - Broadway Annex Proposed Plan - Lower Ground and Ground Floor REV01; Plan PB2001 - Broadway Annex Proposed Plan - First Floor REV01; Plan PB2002 - Broadway Annex Proposed Plan - Second Floor REV01; Plan PB2003 - Broadway Annex Proposed Plan; Plan PB2200 - Broadway Annex Proposed Elevations REV01; Plan PB2250 - Broadway Annex Proposed Sections REV01; Plan PG2200 - Proposed East Elevation; Plan PX200 - Site Location Plan; Plan PX201 - Location Plan and Site Key with Red Line Boundary REV01; Plan PX300 - Existing Site Plan; Plan PX320 - Proposed Demolition Site Plan REV01; Plan PX321 - Tree Protection and Removal Plan; Plan PX351 - Proposed Soft Landscaping Plan - REV2; Plan PX352 - Proposed Hard Landscaping Plan - REV2; Plan PX2000 - Proposed Site Plan - Ground REV2; Plan PX2006 - Proposed Site Plan - Roof - REV2; Plan PX2251 - Proposed Site Section CC - REV2; Plan PX2252 - Proposed Site Section FF - REV2; Plan PX2253 - Proposed Site Section KK - REV2; Plan PX2254 - Proposed Site Section LL REV01; Plan PX2255 - Proposed Site Section MM - REV2; Plan PX2256 - Proposed Site Section NN - REV2; Plan PX2258 - Proposed Site Section PP REV01.

The approved documents comprise:

Acoustic Report (Amended - September 2017 – Sandy Brown); Acoustic Report Update - Accompanying Statement (September 2017 – Sandy Brown); Air Quality Assessment (July 2017 – Sweco); Arboricultural Impact Assessment (July 2017 – Phlorum); Arboricultural Survey (July 2017 – Phlorum); Archaeology Assessment (July 2017 – CgMs); Basement Impact Assessment (July 2017 –

Bradbrook); Covering Letter and Plan List (October 2017 – Collective Planning Daylight and Sunlight Assessment (Rev02 [Version 4] July 2017 – Point Surveyors); Deliveries and Servicing Management Plan (July 2017 – TPHS); Design and Access Statement (October 2017 – Rev01 – Make); Energy Strategy and Sustainability Statement (Rev05 – October 2017 – Sweco); Flood Risk Assessment & Drainage Strategy + Wastewater Drainage Appraisal & SUDs Statement (July 2017 – Bradbrook); Flow and Pressure Investigation (August 2017 – Thames Water); Geo-environmental Desk Study (June 2017 – Capita); Geo-Environmental Statement on Ground Contamination (July 2017 – Bradbrook); Historic Building Report (Rev02 - July Plan (October 2017 – Donald Insall Associates); Japanese Knotweed Management Plan (July 2017 – Phlorum); Planning Statement (July 2017 – Collective Planning); Preliminary Ecological Appraisal (July 2017 – Phlorum); Privacy and Overlooking Statement (August 2017 - Make); Reptile Survey (July 2017 – Phlorum); Response to BRE Report on Privacy and Overlooking (November 2017 – Make); Structural Condition Survey (July 2017 – Bradbrook); Statement of Community Involvement (July 2017 - Newington); Travel Plan (July 2017 – TPHS); Transport Assessment (July 2017 – TPHS); Ventilation Statement (July 2017 - Sweco); Water Assessment (July 2017 – Sweco).

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

REASON: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3) PRE-COM Materials Samples (LBH Development Management)

Prior to the commencement of the development (excepting demolition works) precise details of the external materials to be used in connection with the development hereby permitted shall be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity. The details shall include samples of the type and shade of cladding, window frames and balcony frames, sample panels and brick types and a roofing material sample combined with a schedule of the exact product references. The details shall additionally include 3D images of materials alternatives where required.

REASON: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4) PRE-COM Hard and Soft Landscaping (LBH Development Management)

Prior to the commencement of the development (excepting demolition works), full details of both hard and soft landscape works shall be submitted in writing to and approved by the Local Planning Authority.

Details of hard landscaping works shall include:

- hard surfacing materials
- minor artefacts and structures (eg. furniture, refuse or other storage units, signs etc.)
- proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc)
- repairs and alterations to circular fountain and entrance arrangements on the Town Hall Square side of the building

Details of soft landscape works shall include:

- planting plans for all open spaces (including the Town Hall square)
- a full schedule of species of new trees and shrubs proposed to be planted
- written specifications (including cultivation and other operations) associated with plant and grass establishment;
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- bat and bird box measures; and
- an implementation programme.

The hard and soft landscaping shall be constructed in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following commercial occupation of the Town Hall for community or hotel use. The approved hard landscaping details shall be implemented within 3 months of community or hotel use of the Town Hall (whichever occurs first).

REASON: to protect the amenity of the locality.

5) PRE-WORKS – Roof Extension Details (Historic England)

Prior to relevant extension works and notwithstanding any plan or document hereby approved, details of materials of the roof extension to the east roof of the Hornsey Town Hall shall be submitted in writing to and for approval by the Local Planning Authority. The details shall be submitted following consultation with Historic England. The roof extension shall be constructed in accordance with approved materials.

REASON: to protect the historic environment and the amenity of the locality.

6) COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)

Any new tree or plant on the development site (included re-located trees) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

REASON: to protect the amenity of the locality and the environment

7) COMPLIANCE – Landscaping – Replacement of Ceremonial Tree (LBH Development Management)

IN THE EVENT the Ceremonial Tree in the Town Square (T1 - Red Norway Maple on approved Plan L-501 REV2) dies during re-location hereby approved, or within 5 years of the date of re-location, a replacement Ceremonial Tree shall be planted in the Town Square following consultation with Amnesty International. The replacement tree shall be in a suitable location and a replacement ceremonial plaque shall be provided.

REASON: to protect the amenity of the locality and the environment

8) PRE-COM Tree Protection Method Statement (LBH Tree & Nature Conservation)

Prior to the commencement of the development, a Tree Protection Method Statement (TPMS), in general accordance with the Arboricultural Impact Assessment prepared by Phlorum dated July 2017 shall be submitted in writing to and for approval by the Local Planning Authority. In addition to details of tree protection methods, the TPMS shall additionally provide:

- a) The frequency of periodic inspections of the installed tree protection measured to be undertaken by the Consultant Arboriculturist during the development process.
- b) Confirmation all construction works within identified root protection areas (or areas that may impact on them) will be carried out under the supervision of the Consultant Arboriculturist.
- c) Details of a Japanese Knotweed Treatment programme in accordance with the document Japanese Knotweed Management Plan prepared by Phlorum dated July 2017.

The requirements of the TPMS shall be implemented as approved, maintained until the development works are complete, and any associated tree protection works shall be removed as soon as is practicable when no longer required.

REASON: To protect the amenity of the locality and the environment

9) PRE-DEM Tree Protection Site Meeting (LBH Tree & Nature Conservation)

Prior to any demolition on the application site, a Tree Protection Site Meeting shall occur between the senior Site manager, the Consultant Arboriculturist, the Council Arboriculturist and all relevant contractors. The meeting shall confirm all the protection measures in line with the approved Tree Protection Method Statement, and discuss any construction works that may impact on the trees. The meeting shall be documented and documentation shall be made available to the Local Planning Authority upon request.

REASON: To protect the amenity of the locality and the environment

10) PRE-DEM Inspection of Tree Protection Measures (LBH Tree & Nature Conservation)

Prior to any demolition on the application site, the installed tree protection measures as approved in the Tree Protection Method Statement must be inspected and approved in writing by the Council's Arboriculturist.

REASON: To protect the amenity of the locality and the environment

11) COMPLIANCE – Supervision of Root Protection Zones (LBH Tree and Nature Conservation)

All construction works within the Root Protection Areas or works that may impact on them, must be carried out under the supervision of the Arboricultural consultant.

REASON: to protect the amenity of the locality and the environment.

12) PRE-OCC F+B - Street Furniture Management Plan (LBH Development Management)

Prior to the use of the Broadway Annex or Town Hall for restaurant or café use, a Street Furniture Management Plan shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall outline provision, demonstrate suitable placement of outdoor seating and covering, allowing for pedestrian circulation, and propose high quality furniture in keeping with the historic environment. The Plan shall demonstrate a 'Secure by Design' approach to outdoor smoking areas. The outdoor seating shall be in accordance with approved details and maintained thereafter.

REASON: To protect the historic environment and local amenity.

13) PRE-OCC – Public Realm Lighting Strategy (LBH Development Management)

Prior to the use of the Town Hall as a hotel, a Public Realm Lighting Strategy shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall demonstrate that public lighting is bat sensitive in accordance with the Preliminary Ecological Appraisal (July 2017 – prepared by Phlorum). The strategy shall be implemented as approved and maintained thereafter.

REASON: To protect the environment.

14) PRE-AGW – Secure by Design Certificate (Metropolitan Police Service)

Prior to above grade works on the new build residential blocks, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers and that each building or such part of a Building can achieve accreditation. The development shall be carried out in accordance with the approved details and maintained thereafter.

REASON: To ensure safe and secure development and reduce crime.

15) COMPLIANCE - Hours of Operation - A3/A4 Uses (LBH Development Management)

The A3 and A4 uses 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.

16) PRE-OCC - Electric Vehicle Charging Points (Transport for London)

Prior to the occupation of the relevant part of the development, details of Electric Vehicle Charging Points (ECVPS) and passive electric provision shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) Location of active and passive charge points
- b) Specification of charging equipment
- c) Operation/management strategy
- d) Active (20% of spaces) and Passive (20% of spaces) provision

The development shall be carried out in accordance with the details so approved, shall be maintained as such thereafter and no change shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interest of adapting to climate change and to secure sustainable development.

17) PRE-OCC – Parking Management Plan (LBH Transportation)

Prior to any commercial, community or residential occupation of the development, a Parking Management Plan (PMP) shall be submitted in writing to and for approval by the Local Planning Authority. The PMP shall include details on the allocation and management of the on-site car parking spaces, including the wheel chair accessible car parking spaces to the front of the building, and the 5 commercial car parking spaces.

The PMP shall allocate residential car parking spaces in the following order (regardless of residential unit tenure):

- 1) Parking for the disable residential units [10% of the total number of units proposed (15 - wheelchair accessible car parking spaces)]
- 2) Family sized units 3+ bed units
- 3) 2 bed 4 four person units
- 4) other two bed units

5) one bed units and studios

The PMP shall be implemented as approved and maintained thereafter and no change shall take place without the prior consent of the Local Planning Authority.

REASON: To protect amenity and promote sustainable travel.

18) PRE-COM Construction Management Plan (CMP) and Construction Logistics Plan (CLP) (LBH Transportation)

Prior to the commencement of the development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted in writing to and for approval by the Local Planning Authority.

The Plans shall provide details on how construction work (including demolition) would be undertaken in a manner that minimises disruption to traffic and pedestrians on Harringey Park Road, Weston Road, Crouch End Broadway and the roads surrounding the site. The plans shall demonstrate that construction vehicle movements are planned and co-ordinated to avoid the AM and PM peak periods and include measures to safeguard and maintain the operation of the local highway network.

The CMP and CLP shall be implemented as approved and shall endure until the development hereby approved is complete.

REASON: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

19) PRE-OCC - Service and Delivery Plan (DSP) (LBH Transportation)

Prior to any residential, commercial or community use of the site, a full Service and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall demonstrate that all the refuse bins are located within 6 metres from the collection point. Refuse bins are not to be stored on the public highways for collection. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development. The plan shall be implemented as approved and maintained thereafter unless agreed in writing by the Local Planning Authority.

REASON: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

20) COMPLIANCE - Wheelchair Dwellings (LBH Development Management)

At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) in conformity with Design and Access Statement, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure inclusive and accessible development

21) COMPLIANCE - Accessible & Adaptable Dwellings (LBH Development Management)

All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure inclusive and accessible development

22) COMPLIANCE - Noise from Plant and Associated Equipment (LBH Environmental Health – Noise)

Noise arising from the use of any plant and associated equipment shall not exceed the existing background noise level (LA90 15mins) when measures 1 metre external (LAeq 15mins) from the nearest residential or noise sensitive premises.

REASON: to ensure high quality development

23) PRE-COM AGW– Noise Assessment (LBH Environmental Health – Noise)

Prior to above ground building works, a Noise Assessment of the expected noise levels shall be submitted in writing to and for approval by the Local Planning Authority. The assessment shall be in accordance with BS4142:2014 'Methods for rating and assessing industrial and commercial sound'. The assessment shall propose mitigation measures to achieve the required noise level.

The plant shall thereafter be installed and maintained in accordance with the approved details for the duration of its use.

REASON: to ensure high quality development.

24) PRE-OCC Internal Noise Levels within Residential Units (LBH Environmental Health – Noise)

Prior to the residential occupation of the development, details of noise testing shall be submitted in writing to and for approval by the Local Planning Authority. The testing details shall demonstrate:

- 1) The residential premises hereby approved have been designed in accordance with BS8233:2014' Guidance on sound insulation and noise reduction for buildings.
- 2) That the residential units attain the following noise levels:

Time	Area	Maximum Noise level
Daytime Noise 7am – 11pm	Living rooms and Bedrooms	35dB(A)
	Dining Room/Area	40dB(A)
Night Time Noise 11pm -7am	<b>Bedrooms</b>	<b>30dB(A)</b>

- 3) No individual noise events to exceed 45dB LAmax (measured with F time weighting) in bedrooms with windows closed between 23.00hrs - 07.00hrs.

The internal noise levels within residential units shall be maintained in accordance with submitted details for the duration of the development.

REASON: To ensure high quality residential development

- 25) COMPLIANCE - Noise leakage from Assembly Hall and Use Class A4 (LBH Environmental Health – Noise)

The music noise level from the assembly hall shall not exceed 33dB (LAeq 15mins) when measured 1 metre external from the nearest residential or noise sensitive premises. No amplified sound shall be generated or permitted on the Town Hall roof terrace.

REASON: To protect the amenity of the locality

- 26) PRE-COM (Ventilation Details and NOx Filter Details – LBH Environmental Health)

Prior to commencement of the development, details of the supply air ventilation and NOx filters (including locations and management) must be submitted in writing to and for approval by the Local Planning Authority. The development shall be constructed in accordance with approved details and maintained thereafter.

REASON: to protect the future users from poor air quality.

- 27) COMPLIANCE – Surface Water Drainage (Thames Water)

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

REASON: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 28) COMPLIANCE – Public Sewer Crossings (Thames Water)

There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or

underpinning work would be over the line of, or would come within 3 metres of, a public sewer. (Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings). The applicant is advised to visit [thameswater.co.uk/buildover](http://thameswater.co.uk/buildover).

REASON: To ensure access to public access to infrastructure

29) PRE-PIL – Piling Method Statement (Thames Water)

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

30) PRE-COM - Details of Flood Risk Attenuation Measures (LBH Drainage)

Prior to the commencement of the development full details of attenuation infrastructure shall be submitted in writing to and for approval by the Local Planning Authority. The attenuation measures shall demonstrate compliance with relevant London Plan standards in relation to greenfield run off rates. The approved details shall be implemented as approved and maintained thereafter.

REASON: To mitigate flood risk.

31) PRE-COM -Drainage Details – (LBH Drainage)

Prior to the commencement of the development details of the design, implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public

body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

32) POST-OCC – Confirmation of Energy Standards (LBH Carbon Management)

At least 6 Calendar Months following residential occupation of any part of the development, details confirmation that the energy efficiency standards and carbon reduction targets (including for PV Panels) set out in the Hornsey Town Hall Energy Strategy and Sustainability Statement, by Sweco, Revision 5 – October 2017, have been achieved shall be submitted in writing to and for approval by the Local Planning Authority. Details shall show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building.

REASON: to ensure sustainable development.

33) COMPLIANCE - Carbon Offset Management Plan (LBH Carbon Management)

IN THE EVENT the Local Planning Authority provides written notification that details submitted to discharge the condition above demonstrate a failure of the development to achieve the energy efficiency standards and carbon reduction targets (including for PV panels) set out in the Hornsey Town Hall Energy Strategy and Sustainability Statement prepared by Sweco, Revision 5 dated October 2017, an Offset Management Plan shall be submitted in writing to and for approval by the Local Planning Authority within 3 Calendar months. The details shall demonstrate any shortfall should be offset at the cost of £2,700 per tonne of carbon, plus a 10% management fee. The offset payments shall be in accordance with the approved plan.

REASON: to ensure sustainable development

34) PRE-COM Combined Heat and Power Details (LBH Carbon Management and LBH Environmental Health)

Prior to the commencement of the development (excepting demolition) details of the Combined Heat and Power (CHP) facility and associated infrastructure shall be submitted in writing to and for approval by the Local Planning Authority. The detail shall include:

- a) location of the energy centre;
- b) specification of equipment;
- c) flue arrangement;
- d) operation/management strategy; and

- e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)

The heat and hot water loads for the units on the site shall provide for no less than the total CO2 reduction: Block A: 30.2%, Block B: 32.4%, and the Mews: 32.4%. The CHP system shall contribute a minimum of 75% of heat.

The details must demonstrate that the unit to be installed complies with the emissions standards as set out in the London Plan SPG Sustainable Design and Construction for Band B. The details shall also include a CHP Information Form.

The Combined Heat and Power facility and infrastructure shall be installed in accordance with approved details and maintained thereafter. The system shall be operational prior to the first residential occupation of the development, unless approved in writing by the Local Planning Authority.

REASON: To ensure the facility and associated infrastructure are provided and allow for the future connection to a district system

35) PRE-COM Overheating Strategy – (LBH Carbon Management)

Prior to the commencement of the development (excepting demolition) an Overheating Strategy shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall include:

- 1) results of Dynamic Thermal Modelling (under London's future temperature projections) for all internal spaces
- 2) the standard and the impact of the solar control glazing;
- 3) details of space for pipe work designed to allow the retrofitting of cooling and ventilation equipment
- 4) details of appropriately insulated CHP pipework
- 5) passive design features
- 6) a mitigation strategy to overcome any overheating risk
- 7) details of the feasibility of using external solar shading and of maximising passive ventilation.

The development shall be constructed in accordance with the details approved and maintained thereafter.

REASON: To ensure sustainable development

36) POST OCC – Post Construction Certification BREEAM and Home Quality Mark (LBH Carbon Management)

6 Calendar Months following any residential occupation of the development, a Post Construction Certification (issued by an independent certification body)

shall be submitted in writing to and approved by the Local Planning Authority. The submission shall demonstrate the approved development achieves a rating of BREEAM 2014 Refurb: Good and Home Quality Mark, 3 stars. The rating shall be maintained thereafter.

REASON: To ensure sustainable development.

37) COMPLIANCE – Remedial Works Plan BREEAM and Home Quality Mark (LBH Carbon Management)

IN THE EVENT the Local Planning Authority provides written notification that details submitted to discharge the condition above demonstrate a failure of the development to achieve the agreed ratings of BREEAM 2014 Refurb: Good and Home Quality Mark, 3 stars, as set out in the post construction certificate, a Remedial Works Plan (RWP) shall be submitted in writing to and for approval by the Local Planning Authority within 3 Calendar Months.

The RWP shall provide a full schedule and costings of remedial works required to achieve the agreed ratings. The remedial works shall be implemented in accordance with the approved plan OR the full costs of remediation (including management fees) shall be paid to the Council to an agreed schedule.

REASON: to ensure sustainable development.

38) PRE-COM – Chimney/Flue Height Calculations (LBH Environmental Health)

Prior to commencement of the development, details of all the chimney or flue height calculations, diameters and locations must be submitted in writing to and for approval by the Local Planning Authority. The development shall be constructed in accordance with approved details and maintained thereafter.

REASON: To protect local air quality and ensure effective dispersal of emissions.

39) PRE-COM – Site Investigation (LBH Environmental Health)

Prior to the commencement of the development (other than for investigative work):

- a) Using the information contained within the Phase I desktop study (Capita, June 2017 [Ref: CS092859-PE-17-124-R] and Conceptual Model, a site investigation shall be carried out for the site. The investigation must be comprehensive enough to enable:-
  - 1) a risk assessment to be undertaken,
  - 2) refinement of the Conceptual Model, and
  - 3) the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

40) PRE-OCC – Site Remediation (LBH Environmental Health)

Where remediation of contamination on the site is required and prior to the occupation of the development:

- 1) completion of the remediation detailed in the method statement in the Condition above shall be carried out; and
- 2) a report that provides verification that the required works have been carried out, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

41) PRE-COM – Air Quality and Dust Management Plan (LBH Environmental Health)

Prior to the commencement of the development, a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the London Plan SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

REASON: To protect local amenity and air quality.

42) PRE-COM – Consideration Construction Registration (LBH Environmental Health)

Prior to the commencement of the development, the site or Contractor Company shall register with the Considerate Constructors Scheme and details of registration shall be submitted in writing to and for approval by the Locally Planning Authority. The development shall be constructed in accordance with the Scheme for the duration of the construction of the development.

REASON: To protect local air quality and amenity.

43) COMPLIANCE – Machinery Emissions (LBH Environmental Health)

All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NO<sub>x</sub> and PM emissions.

REASON: To protect local air quality.

44) PRE-COM – Consideration Construction Registration (LBH Environmental Health)

Prior to the commencement of the development, evidence of registration of all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be submitted to and approved by the Local Planning Authority. The evidence shall show registration online (at nrmm.london)

REASON: To protect local air quality.

45) COMPLIANCE – Machinery Inventory (LBH Environmental Health)

During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

REASON: To protect local air quality.

46) PRE-COM – Written Scheme of Investigation (Historic England – Archaeological Service)

No demolition or development shall take place until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the Local Planning Authority in writing. For land that is included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the historic environment.

47) PRE-OCC – Events/Local Area Management Plans – LBH Transportation

Prior to the use of the site for hotel/community (whichever occurs first) an Events Management Plan/ Local Area Management Plan (EMP/LAMP) shall be

submitted in writing to and for approval the Local Planning Authority. The EMP/LAMP shall include the following

- a) Crowd management and dispersal including Stewarding
- b) Car park management plan
- c) Signage strategy to local transport interchange
- d) Shuttle bus strategy for local transport interchanges (Archways Station and Finsbury Park stations)
- e) Coach drop off and collection area to be identified and the appropriate traffic management orders secured.
- f) Additional Parking controls measures in and around the site
- g) Taxi collection strategy

The EMP/LAMP shall be implemented as approved and maintained thereafter, unless agreed in writing by the Local Planning Authority.

REASON: To ensure sustainable modes of transport.

48) PRE-OCC Cycle Parking Provision (LBH Transportation)

Notwithstanding any drawing or document hereby approved and prior to the residential occupation of the development, the applicant shall provide cycle parking provision in accordance with London Plan standards. Provision shall be in accordance with the 2016 London Cycle Design Standards and at least 5% of spaces should be able to accommodate either larger or adapted cycles. Provision shall be maintained thereafter.

REASON: to promote sustainable travel.

49) PRE-OCC – Hotel Management Plan (LBH Development Management)

Prior to the use of the Town Hall as a hotel, a Hotel Management Plan shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail an accessibility strategy in line with the SPG Accessible London. The plan shall additionally detail an operational strategy. The hotel operation and accessibility shall be in accordance with the approved plan.

REASON: To ensure high quality and accessible visitor accommodation

## **INFORMATIVES**

1) Working with the Applicant (LBH Development Management)

**INFORMATIVE:** In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

2) Community Infrastructure Levy (LBH Development Management)

**INFORMATIVE:** The Community Infrastructure Levy will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for

failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

3) Hours of Construction Work (LBH Development Management)

**INFORMATIVE:** The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

4) Party Wall Act (LBH Development Management)

**INFORMATIVE:** Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

5) Numbering New Development (LBH Development Management)

**INFORMATIVE:** The new and converted development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

6) Asbestos Survey Where Required (LBH Environmental Health)

**INFORMATIVE:** Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

7) Written Scheme of Investigation – Suitably Qualified Person (Historic England)

**INFORMATIVE:** Informative Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

8) Deemed Discharge Precluded (Historic England)

**INFORMATIVE:** The condition in respect of a Written Scheme of Investigation related to the protection of heritage assets of archaeological interest is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

9) Composition of Written Scheme of Investigation (Historic England)

**INFORMATIVE:** Historic England envisages that the archaeological fieldwork in relation to the Written Scheme of Investigation would comprise the following:

Evaluation: An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The results of the evaluation should aim to inform the scope for any further archaeological mitigation. Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.

10) Disposal of Commercial Waste (LBH Waste Management)

**INFORMATIVE:** Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

11) Piling Method Statement Contact Details (Thames Water)

**INFORMATIVE:** The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

12) Minimum Water Pressure (Thames Water)

**INFORMATIVE:** Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

13) Paid Garden Waste Collection Service (LBH Development Management)

**INFORMATIVE:** Haringey now operates a paid garden waste collection service. The applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit: [www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection](http://www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection)

14) Sprinkler Installation (London Fire Brigade)

**INFORMATIVE:** The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building

owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

15) District Energy Connection – Hornsey Library (LBH Carbon Management)

**INFORMATIVE:** The applicant is advised to liaise with the Hornsey Library prior to the discharge of relevant sustainability conditions to explore options for district energy between sites.

16) Designing out Crime Officer Services (Metropolitan Police Service)

**INFORMATIVE:** The services of Metropolitan Police Service Designing Out Crime Officers (DOCOs) are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

**LISTED BUILDING CONSENT CONDITIONS (HGY/2017/2221- HORNSEY LIBRARY.**

1) LBC HORN-LIB - 3 Year Expiry (Historic England)

The works hereby permitted shall be begun before the expiration of 3 years from the date of this consent.

REASON: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) LBC HORN LIB - Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plan comprises drawing:  
Plan PX320 - Proposed Demolition Site Plan REV01

The approved documents comprise:

Design and Access Statement (October 2017 – Rev01 – Make); Historic Building Report (Rev02 - July Plan (July 2017 – TPHS); Planning Statement (July 2017 – Collective Planning);

The demolition shall be completed in accordance with the approved plans and documents except where conditions attached to this Listed Building Consent indicate otherwise.

REASON: In order to ensure the development is carried out in accordance with the approved details and to protect the historic environment.

3) LBC HORN-LIB – Hidden Historic Features (Historic England)

Any hidden historic features which are revealed during the course of demolition shall be retained in situ. Works shall be immediately suspended in the relevant area upon discovery, and Local Planning Authority notified. Demolition shall remain suspended until the Local Planning Authority authorises resumption.

REASON: To protect the historic environment

## **LISTED BUILDING CONSENT CONDITIONS (HGY/2017/2222 – TOWN HALL.**

1) LBC TOWN HALL - 3 Year Expiry (Historic England)

The works hereby permitted shall be begun before the expiration of 3 years from the date of this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

2) LBC TOWN HALL - Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawings:

Plan PA1018 - Town Hall Demolition Plan - Lower Ground Floor (West); Plan PA1019 - Town Hall Demolition Plan - Lower Ground Floor (East); Plan PA1020 - Town Hall Demolition Plan - Ground Floor (West); Plan PA1021 - Town Hall Demolition Plan - Ground Floor (East); Plan PA1022 - Town Hall Demolition Plan - First Floor (West); Plan PA1023 - Town Hall Demolition Plan - First Floor (East); Plan PA1024 - Town Hall Demolition Plan - Second Floor (West); Plan PA1025 - Town Hall Demolition Plan - Second Floor (East); Plan PA1026 - Town Hall Demolition Plan - Roof (West); Plan PA1027 - Town Hall Demolition Plan - Roof (East); Plan PA1220 - Town Hall - Demolition - Elevation 01 (West); Plan PA1221 - Town Hall - Demolition - Elevation 02 (North); Plan PA1222 - Town Hall - Demolition - Elevation 03 (East); Plan PA1223 - Town Hall - Demolition - Elevation 04 (South); Plan PA1224 - Town Hall - Demolition - Elevation 05, 06 and 07; Plan PA1272 - Town Hall - Demolition Section CC; Plan PA1275 - Town Hall - Demolition Section FF; Plan PA1277 - Town Hall - Demolition Section HH; Plan PA1900 - Town Hall Proposed Plans – Overview; Plan PA1998 - Town Hall Proposed Plan - Lower Ground Floor (West); Plan PA1999 - Town Hall Proposed Plan - Lower Ground Floor (East); Plan PA2000 - Town Hall Proposed Plan - Ground Floor (West); Plan PA2001 - Town Hall Proposed Plan - Ground Floor (East); Plan PA2002 - Town Hall Proposed Plan - First Floor (West); Plan PA2003 - Town Hall Proposed Plan - First Floor (East); Plan PA2004 - Town Hall Proposed Plan - Second Floor (West); Plan PA2005 - Town Hall Proposed Plan - Second Floor (East); Plan PA2006 - Town Hall Proposed Plan - Roof (West); Plan PA2007 - Town Hall Proposed Plan - Roof (East); Plan PA2200 - Town Hall - Proposed Elevation 01 (West); Plan PA2201 - Town Hall - Proposed Elevation 02 (North); Plan PA2202 - Town Hall - Proposed Elevation 03 (East); Plan PA2203 - Town Hall - Proposed Elevation 04 (South); Plan PA2204 - Town Hall - Proposed Elevation 05, 06 and 07; Plan PA2250 - Town Hall - Proposed Section AA; Plan PA2251 - Town Hall - Proposed Section BB; Plan PA2252 - Town Hall - Proposed Section CC; Plan PA2253 - Town Hall - Proposed Section DD; Plan PA2254 - Town Hall - Proposed Section EE; Plan PA2255 - Town Hall - Proposed Section FF; Plan PA2256 - Town Hall - Proposed Section GG; Plan PA2257 - Town Hall - Proposed Section HH; Plan PA2790 - Town Hall - Existing and Proposed Plans - Panelled Room; Plan PA2792 - Town Hall - Proposed Internal Elevations - Panelled Room; Site Location Plan; Plan PX201 - Location Plan and Site Key with Red Line Boundary REV01; Plan PX300 - Existing Site Plan; Plan PX320 - Proposed Demolition Site Plan REV01; Plan PX321 - Tree Protection and Removal Plan; Plan PX351 - Proposed Soft Landscaping Plan - REV2; Plan PX352 - Proposed Hard Landscaping Plan - REV2; Plan PX2000 -

Proposed Site Plan - Ground REV2; Plan PX2006 - Proposed Site Plan - Roof - REV2; Plan PX2251 - Proposed Site Section CC - REV2; Plan PX2252 - Proposed Site Section FF - REV2; Plan PX2253 - Proposed Site Section KK - REV2; Plan PX2254 - Proposed Site Section LL REV01; Plan PX2255 - Proposed Site Section MM - REV2; Plan PX2256 - Proposed Site Section NN - REV2; Plan PX2258 - Proposed Site Section PP REV01; Plan L-500 - Landscape Planting Plan G REV2; Plan L-501 - Landscape Tree Strategy F REV2;

The approved documents comprise:

Acoustic Report (Amended - September 2017 – Sandy Brown); Acoustic Report Update - Accompanying Statement (September 2017 – Sandy Brown); Air Quality Assessment (July 2017 – Sweco); Basement Impact Assessment (July 2017 – Bradbrook); Design and Access Statement (October 2017 – Rev01 – Make); Energy Strategy and Sustainability Statement (Rev05 – October 2017 – Sweco); Historic Building Report (Rev02 - July Plan (October 2017 – TPHS); Planning Statement (July 2017 – Collective Planning); Structural Condition Survey (July 2017 – Bradbrook); Travel Plan (July 2017 – TPHS); Transport Assessment (July 2017 – TPHS); Ventilation Statement (July 2017 - Sweco);

The Listed Building Works shall be completed in accordance with the approved plans and documents except where conditions attached to this Listed Building Consent indicate otherwise.

REASON: In order to ensure the development is carried out in accordance with the approved details and to protect the historic environment.

3) LBH TOWN HALL - Approval of Contracted Work (Historic England)

Prior to any works of demolition or alteration to the Town Hall, evidence of contract(s) for the carrying out of the completion of the entire scheme of works to the Town Hall shall be submitted to and accepted in writing by the Council as local planning authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

4) LBC TOWN HALL – Development Phasing (Historic England)

Prior to works of demolition of any buildings within the site or alteration to the Town Hall, a phased programme for carrying out the approved works to the Town Hall shall be submitted in writing to and for approval by the Local Planning Authority, in consultation with Historic England. The programme shall take into account the delivery of the new build elements of the scheme alongside the delivery of the repair, refurbishment and fit out of the Town Hall. The development shall be constructed in accordance with the approved programme, unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 4) LBC TOWN HALL – Works to Match Existing (Historic England)  
All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 5) LBC TOWN HALL – Matching Brick to Existing (Historic England)  
Any areas of new facing brickwork to the Town Hall shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 6) LBC TOWN HALL – Hidden Historic Features (Historic England)  
Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and recording of the hidden historic features.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 7) LBC TOWN HALL – Removal of Redundant Installations (Historic England)  
All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building before the completion of the consented works to the Town Hall hereby approved, unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 8) LBC TOWN HALL – Building Fabric and Redundant Installations (Historic England)  
In the event the removal of redundant plumbing, mechanical and electrical services and installations within the Town Hall reveals visual inconsistency in the appearance of the building fabric, the retained building fabric shall be made good with regard to material, colour, texture and profile of the existing building.

REASON: In order to safeguard the special architectural or historic interest of the building.

9) LBC TOWN HALL – Details of Relevant Works (Historic England)

Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun.

- a) Details of structural repairs, including relevant method statements;
- b) Details of all repairs and alterations to external windows, doors and associated ironmongery, including details of proposed secondary glazing and any acoustic and environmental upgrades to existing windows. Details shall include method statements;
- c) Details of repairs and alterations to panelling, decorative finishes and metalwork, including staircase balustrades, balconies and glazed screens. Details shall include method statements;
- d) Details of proposed works to entrance foyer spaces, including proposed new internal ramp;
- e) Details of proposed works to Council Chamber;
- f) Details of proposed works to Committee Room;
- g) Details of proposed works to Committee Room Corridor;
- h) Details of proposed works to Assembly Hall;
- i) Details of proposed works to all panelled rooms;
- j) Details of proposed repairs and alterations to circular fountain and entrance arrangements on the Town Hall Square side of the building;
- k) Samples of new facing materials to the Town Hall and the proposed new build elements, including the new external access route to the Assembly Hall foyer, the east wing roof extension and Block B;
- l) Details of proposed services, including plumbing, mechanical, electrical, data services. Details should include position, type and method of installation of services, as well as any associated risers, conduits, vents and fittings;
- m) Details of proposed lighting

The relevant work shall be carried out in accordance with such approved details

REASON: In order to safeguard the special architectural or historic interest of the building.

10) LBC TOWN HALL - Schedule of Historic Items and Salvage Strategy (Historic England)

Prior to the moving or removal of ANY historic item from or within the Town Hall, a full schedule of ALL historic items to be moved within or removed from the building shall be submitted in writing to and for approval by the Local Planning Authority, in consultation with Historic England. The schedule shall be accompanied by a Salvage Strategy, which is to include a methodology for removal, storage, reuse and disposal of historic items.

The handling of historic items shall be in accordance with the approved schedule and Salvage Strategy thereafter unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

11) LBC TOWN HALL - Structural Drawings and Method Statement (Historic England)

Prior to works of demolition or alteration to the Town Hall, structural engineers' drawings and a method statement, shall be submitted in writing to and for approval by the Local Planning Authority. The drawings and statement shall demonstrate the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction. The development shall be carried out in accordance with the approved drawings and method statement.

REASON: To protect the historic environment

12) LBC TOWN HALL – Securing of Interior Features Program (Historic England)

Prior to works demolition or alteration to the Town Hall, details of a program to secure interior features against loss or damage during building works (including potential theft during construction) shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be undertaken in accordance with approved details.

REASON: In order to safeguard the special architectural or historic interest of the building.

13) LBC TOWN HALL – Masonry Cleaning Program (Historic England)

Before any masonry cleaning commences, details of a masonry cleaning program and methodology shall be submitted in writing to and for approval by the Local Planning Authority in consultation with Historic England. The program shall demonstrate protection of internal and external surfaces. The cleaning program shall be undertaken in accordance with approved details.

REASON: In order to safeguard the special architectural or historic interest of the building.

14) LBC TOWN HALL – Heritage Management and Maintenance Plan (Historic England)

Prior to the use of any part of the Town Hall (including proposed extensions) for commercial or community use, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council in consultation with Historic England. The plan shall include a program for regular survey, repairs and maintenance of the building following completion of the development.

REASON: In order to safeguard the special architectural or historic interest of the building.

15) LBC TOWN HALL - Details of East Roof Extension (Historic England)

Prior to relevant extension works and notwithstanding any plan or document hereby approved, details of materials of the roof extension to the east roof of the Hornsey Town Hall shall be submitted in writing to and for approval by the Local Planning Authority. The details shall be submitted following consultation with

Historic England. The roof extension shall be constructed in accordance with approved materials.

REASON: In order to safeguard the special architectural or historic interest of the building.

16) LBC TOWN HALL - Services Not Shown on Drawings (Historic England)

No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Council in consultation with Historic England.

REASON: In order to safeguard the special architectural or historic interest of the building.

17) LBC TOWN HALL - Appurtenances Not Shown on Drawings (Historic England)

No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Council in consultation with Historic England.

REASON: In order to safeguard the special architectural or historic interest of the building.

**LISTED BUILDING CONSENT CONDITIONS (HGY/2017/2223 – BROADWAY ANNEX.**

1) LBC BW ANNEX - 3 Year Expiry (Historic England)

The works hereby permitted shall be begun before the expiration of 3 years from the date of this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

2) LBC BW ANNEX - Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawings:

Plan PB1020 - Broadway Annex Demolition Plan - Lower Ground and Ground Floor REV01; Plan PB1021 - Broadway Annex Demolition Plan - First Floor REV01; Plan PB1022 - Broadway Annex Demolition Plan - Second Floor REV01; Plan PB1023 - Broadway Annex Demolition Plan – Roof; Plan PB1220 - Broadway Annex Demolition Elevations REV01; Plan PB1270 - Broadway Annex Demolition Sections REV01; Plan PB2000 - Broadway Annex Proposed Plan - Lower Ground and Ground Floor REV01; Plan PB2001 - Broadway Annex Proposed Plan - First Floor REV01; Plan PB2002 - Broadway Annex Proposed Plan - Second Floor REV01; Plan PB2003 - Broadway Annex Proposed Plan; Plan PB2200 - Broadway Annex Proposed Elevations REV01; Plan PB2250 - Broadway Annex Proposed Sections REV01; Plan PG2200 - Proposed East Elevation; Plan PX200 - Site Location Plan; Plan PX201 - Location Plan and Site Key with Red Line Boundary REV01; Plan PX300 - Existing Site Plan; Plan PX320 - Proposed Demolition Site Plan REV01; Plan PX321 - Tree Protection and Removal Plan; Plan PX351 - Proposed Soft Landscaping Plan - REV2; Plan

PX352 - Proposed Hard Landscaping Plan - REV2; Plan PX2000 - Proposed Site Plan - Ground REV2; Plan PX2006 - Proposed Site Plan - Roof - REV2; Plan PX2251 - Proposed Site Section CC - REV2; Plan PX2252 - Proposed Site Section FF - REV2; Plan PX2253 - Proposed Site Section KK - REV2; Plan PX2254 - Proposed Site Section LL REV01; Plan PX2255 - Proposed Site Section MM - REV2; Plan PX2256 - Proposed Site Section NN - REV2; Plan PX2258 - Proposed Site Section PP REV01; Plan L-500 - Landscape Planting Plan G REV2; Plan L-501 - Landscape Tree Strategy F REV2

The approved documents comprise:

Acoustic Report (Amended - September 2017 – Sandy Brown); Acoustic Report Update - Accompanying Statement (September 2017 – Sandy Brown); Air Quality Assessment (July 2017 – Sweco); Basement Impact Assessment (July 2017 – Bradbrook); Design and Access Statement (October 2017 – Rev01 – Make); Energy Strategy and Sustainability Statement (Rev05 – October 2017 – Sweco); Historic Building Report (Rev02 - July Plan (October 2017 – TPHS); Planning Statement (July 2017 – Collective Planning); Structural Condition Survey (July 2017 – Bradbrook); Travel Plan (July 2017 – TPHS); Transport Assessment (July 2017 – TPHS); Ventilation Statement (July 2017 - Sweco);

The Listed Building Works shall be completed in accordance with the approved plans and documents except where conditions attached to this Listed Building Consent indicate otherwise.

REASON: In order to ensure the development is carried out in accordance with the approved details and to protect the historic environment.

3) LBH BW ANNEX - Approval of Contracted Work (LBH Development Management)

Prior to any works of demolition or alteration to the Broadway Annex, evidence of contract(s) for the carrying out of the completion of the entire scheme of works to the Broadway Annex shall be submitted to and accepted in writing by the Council as local planning authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

4) LBC BW ANNEX – Development Phasing (LBH Development Management)

Prior to works of demolition of any buildings within the site or alteration to the Broadway Annex, a phased programme for carrying out the approved works to the Broadway Annex shall be submitted in writing to and for approval by the Local Planning Authority. The programme shall take into account the delivery of the new build elements of the scheme alongside the delivery of the repair, refurbishment and fit out of the Town Hall. The development shall be constructed in accordance with the approved programme, unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 5) LBC BW Annex – Works to Match Existing (LBH Development Management)  
All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 6) LBC BW ANNEX – Matching Brick to Existing (LBH Development Management)  
Any areas of new facing brickwork to the Broadway Annex (including extensions) shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 7) LBC BW ANNEX – Hidden Historic Features (LBC Development Management)  
Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and recording of the hidden historic features.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 8) LBC BW ANNEX – Removal of Redundant Installations (LBC Development Management)  
All redundant plumbing, mechanical and electrical services and installations shall be carefully removed from the listed building before the completion of the consented works to the Broadway Annex hereby approved, unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 9) LBC BW ANNEX – Building Fabric and Redundant Installations (LBH Development Management)  
In the event the removal of redundant plumbing, mechanical and electrical services and installations within the Broadway Annex reveals visual inconsistency in the appearance of the building fabric, the retained building fabric shall be made good with regard to material, colour, texture and profile of the existing building.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 10) LBC BW ANNEX – Details of Relevant Works (LBH Development Management)  
Prior to the commencement of any relevant works, details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun.
- a) Details of structural repairs, including relevant method statements;
  - b) Details of all repairs and alterations to external windows, doors and associated ironmongery, including details of proposed secondary glazing and any acoustic and environmental upgrades to existing windows. Details shall include method statements;
  - c) Details of repairs and alterations to panelling, decorative finishes and metalwork, including staircase balustrades, balconies and glazed screens. Details shall include method statements;
  - d) Samples of new facing materials to the Broadway Annex and the proposed new build elements, including rear extension.
  - e) Details of proposed services, including plumbing, mechanical, electrical, data services. Details should include position, type and method of installation of services, as well as any associated risers, conduits, vents and fittings;
  - f) Details of proposed lighting
- The relevant work shall be carried out in accordance with such approved details

REASON: In order to safeguard the special architectural or historic interest of the building.

- 11) LBC BW ANNEX - Schedule of Historic Items and Salvage Strategy (LBH Development Management)  
Prior to the moving or removal of ANY historic item from or within the Broadway Annex, a full schedule of ALL historic items to be moved within or removed from the building shall be submitted in writing to and for approval by the Local Planning Authority. The schedule shall be accompanied by a Salvage Strategy, which is to include a methodology for removal, storage, reuse and disposal of historic items.

The handling of historic items shall be in accordance with the approved schedule and Salvage Strategy thereafter unless agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the special architectural or historic interest of the building.

- 12) LBC BW ANNEX - Structural Drawings and Method Statement (LBH Development Management)  
Prior to works of alteration to the Broadway Annex, structural engineers' drawings and a method statement, shall be submitted in writing to and for

approval by the Local Planning Authority. The drawings and statement shall demonstrate the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction. The development shall be carried out in accordance with the approved drawings and method statement.

REASON: In order to safeguard the special architectural or historic interest of the building.

13) LBC BW ANNEX – Securing of Interior Features Program (LBH Development Management)

Prior to works of alteration to the Broadway Annex, details of a program to secure interior features against loss or damage during building works (including potential theft during construction) shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be undertaken in accordance with approved details.

REASON: In order to safeguard the special architectural or historic interest of the building.

14) LBC BW ANNEX – Masonry Cleaning Program (LBH Development Management)

Before any masonry cleaning commences, details of a masonry cleaning program and methodology shall be submitted in writing to and for approval by the Local Planning Authority in consultation with Historic England. The program shall demonstrate protection of internal and external surfaces. The cleaning program shall be undertaken in accordance with approved details.

REASON: In order to safeguard the special architectural or historic interest of the building.

15) LBC BW ANNEX– Heritage Management and Maintenance Plan (LBH Development Management)

Prior to the use of any part of the Broadway Annex for commercial or residential use, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council. The plan shall include a program for regular survey, repairs and maintenance of the building following completion of the development.

REASON: In order to safeguard the special architectural or historic interest of the building.

16) LBC BW ANNEX - Services Not Shown on Drawings (LBH Development Management)

No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Council in consultation with Historic England.

REASON: In order to safeguard the special architectural or historic interest of the building.

17) LBC BW ANNEX - Appurtenances Not Shown on Drawings (LBH Development Management)

No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved, or submitted to and approved by the Council in consultation with Historic England.

REASON: In order to safeguard the special architectural or historic interest of the building.

**SECTION 106 HEADS OF TERMS:**

*Affordable Housing*

- 1) **Affordable Housing** – 11 units of social rented accommodation (Social Rent - 8% affordable housing by unit) to be located within the Broadway Annex West.
- 2) **Viability Review Mechanism** should the proposal not be implemented within 18 months of the date of decision.
- 3) **Viability Review Mechanism at 75% Leasehold Sale completion** - Any additional value split 90/10 to the Council up to a blended value of £925 per square foot and split 60/40 to the Council over this level up to a level (to be agreed prior to the signing of the S106 agreement) that represents 40% affordable housing.
- 4) **Option for Council to Purchase Affordable Housing.**
  - a. Submission of an Affordable Housing Plan prior to the refurbishment works to the Broadway Annex.
  - b. Submission of an Acquisition Agreement upon receipt of an Affordable Housing Notice from the Council.

*Transportation*

- 5) **Car Capping** - No future occupiers will be entitled to apply for a residents or business parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development.
- 6) **Parking Control Measures** - £60,000 (sixty thousand pounds) towards the consultation and implementation of parking control measure in the local area surrounding the site.
- 7) **Residential Travel Plan** (as part of the detailed travel plan) comprising:
  - a) Appointment of a travel plan coordinator

- b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to every new resident.
- c) Establishment or operation of a car club scheme, which includes the provision of 2 car club bays and two cars with, two years' free membership for all units and £50.00 (fifty pounds in credit) per year for the first 2 years.
- d) Travel Information packs to be given to all residents and information available through a website.
- e) £3,000 (three thousand pounds) for monitoring of the travel plan initiatives.

8) **Commercial Travel Plan** (as part of a detailed travel plan) comprising:

- a) Appointment of a travel plan co-coordinator
- b) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.
- c) £3,000 (three thousand pounds) for monitoring
- d) Review of cycle parking provision annually for the first two years as part of the travel plan and provide additional cycle parking facility if required.
- e) Provision of public transport information (with ticketing [electronic or paper] where possible and on the website).

9) **Additional Capacity on the W7 Bus Route** and other bus routes - Obligation of **£150,000** (over 5 years) to **Transport for London**.

10) **Upgrades to Bus Shelter** CC located southbound on the A103 - Obligation of **£15,000** to **Transport for London**.

*Open Space Management*

11) **Public Space Access and Management Plan** for the public space to the front of the development from the Broadway (details on servicing and maintenance shall be provided)

*Community Use*

12) **Community Use Plan** in general conformity with Community Use and Access Agreement (between the Council and the applicant) executed on 8th February 2017, comprising:

- a) Objectives
- b) Maintenance of Community Use and Community Access
- c) Temporary Closure
- d) Marketing and Promotion
- e) Community Use and Access Steering Group

13) **Community Use Operations Plan** in general conformity with the relevant elements of the agreement between the applicant and the operator.

### *Hotel Use*

- 14) **Leasehold Ownership** of Hotel Rooms precluded.
- 15) **Hotel Occupancy** restricted to 30 Days, subject to Local Authority review based on a business case in the future if required.

### *Employment*

- 16) **Ultrafast Infrastructure and Connections**
- 17) **Re-location assistance** to existing business occupiers

### *Skills and Training*

- 18) Participation in the **Haringey Employment & Recruitment Partnership (HERP)** to use local labour during the construction process.

### *Carbon Management*

- 19) An updated Energy Plan and a developer financial contribution of **£211,221** addressing the **unachieved carbon reduction targets**, to be paid upon the implementation of the planning permission. Subject to a review mechanism if the energy efficiency can be improved through the detailed design phase.

### *Development Phasing*

- 20) A full phasing strategy, proposing the following phases of works:
  - 1) Phase 1: Block A & B, Public Realm (excluding Town Hall Square), Town Hall Enabling Works (Including Hazardous Materials Removal, Soft Strip, Survey Works, Demolition of Existing Clinic Building), Utilities Connections and Sub Station relocation;
  - 2) Phase 2: Shell & Core Works to the Town Hall;
  - 3) Phase 3: Fit Out to the Town Hall;
  - 4) Phase 4: Broadway Annexe and Town Hall Square

The Plan shall propose the following phasing:

- a) Phase 1 works shall be completed FOLLOWING the implementation of the planning permission but PRIOR to the occupation of the 81 units representing approximately 60% of the market units;
- b) Phase 2 works shall be completed FOLLOWING the implementation of the planning permission, but PRIOR to the occupation of the 108 units representing approximately 80% of the market units;
- c) Phase 3 works shall be completed FOLLOWING the implementation of the planning permission, but PRIOR to residential occupation of the 122 units representing approximately 90% of the market units. The Plan shall propose the operation of the hotel at Phase 3 and 50% hotel room availability;

- d) Phase 4 works shall be completed PRIOR to residential occupation of the final 10% of the market new build residential units

**SECTION 278 HEADS OF TERMS:**

- 1) Section 1 - Footway reconstruction of north-western footway in front of Library on Haringey Park (£25,110)
- 2) Section 2 - Footway reconstruction of north-western footway between No. 13 Haringey Park and Bourne Road (£25,318)
- 3) Section 3 - Footway reconstruction of north-western footway between Hatherley Gardens and Crouch Hill (£9,839)
- 4) Section 4 - Carriageway surfacing of Hatherley Gardens and introduction of raised junctions at junctions of Haringey Park / Hatherley Gardens and Haringey Park / Ivy Gardens (£50,095)
- 5) Section 5 - Introduction of raised junction at Weston Park / The Broadway and Weston Road / Northern access to site. Footway and carriageway surfacing (£20,163)
- 6) Section 6 - Repaving of footway and introduction of raised kerb to improve access to bus (£31,207)

**Total S278 Works Contribution: £161,731**

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- v) That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:
- i. *In the absence of a legal agreement securing 1) the provision of on-site affordable housing and 2) viability review mechanisms 3) an Affordable Housing Acquisition Agreement the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is contrary to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and DPD Policies DM 11 and DM 13, and Policy SA48.*
  - ii. *In the absence of a legal agreement securing local employment training opportunities, and ultrafast infrastructure connections, the proposal would fail to facilitate training and employment opportunities for the local population and the business needs of commercial users. The scheme would fail to contribute to the social and economic regeneration of the area. As such the proposal is contrary to Local Plan Policies SP8 and SP9, Policy DM48 and SA48.*
  - iii. *In the absence of legal agreement securing 1) residential and commercial Travel Plans, and Traffic Management Order (TMO) amendments to preclude the issue of parking permits, and 2) financial contributions toward travel plan monitoring, and car club provision and parking control measures the proposal would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and*

*unsustainable modes of travel. As such, the proposal would be contrary to London Plan policies 6.9, 6.11 and 6.13. Spatial Policy SP7, Policy DM31 and Policy SA48.*

- iv. In the absence of a legal agreement securing financial contributions for capacity upgrades to local bus services and quality improvements to the local bus shelter, the proposal would give rise to unsustainable modes of travel, overspill parking impacts and a poor quality public realm. As such, the proposal would be contrary to London Plan policies 6.9, 6.11 and 6.13. Spatial Policy SP7, Policy DM31 and Policy SA48.*
  - v. In the absence of the legal agreement securing an Open Space Management Plan and Community Use Plan the proposal would fail to secure publicly accessible community uses and open space, and compromise the Council's vision for the Hornsey Town Hall. As such, the proposal would be contrary to London Plan policies 7.5, 7.9, Policy SP12, Policy DM20 and Policy SA48.*
  - vi. In the absence of the legal agreement precluding leasehold ownership of hotel rooms and securing a 30-day occupancy restriction, the proposal would allow for the future loss of London's visitor accommodation and undermine the vitality of the Crouch End District Centre. As such, the proposal would be contrary to London Plan Policy 4.5, Policy SP10, DM41 and DM53.*
  - vii. In the absence of a legal agreement securing a carbon offset payment and an energy plan the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and contrary to London Plan Policy 5.2 and Strategic Policy SP4, and emerging DPD Policies DM 21, DM22 and SA48.*
  - viii. In the absence of a legal agreement securing a phasing plan for the restoration of the Town Hall, the proposal would fail to secure the future of an 'as risk' heritage asset and undermine its significance. As such, the proposal is contrary to London Plan Policy 7.8 and 7.9, Policy SP12, DM9 and SA48.*
- vi) In the event that the Planning Application is refused for the reasons set out in resolution (v) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
  - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and

- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

**136. UPDATE ON MAJOR PROPOSALS**

Councillor Beacham referred to the large number of applications with unsigned s106 agreements, and asked for the cause of these delays. Emma Williamson explained that there were a number of reasons for the delays – some developers did not own the sites; some applications were working through the agreements, and were close to resolution; and some developers for smaller applications delayed signed agreements until there was certainty that the works would go ahead.

**RESOLVED that the report be noted.**

**137. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**RESOLVED that the report be noted.**

**138. NEW ITEMS OF URGENT BUSINESS**

None.

**139. DATE OF NEXT MEETING**

18 December 2017.

CHAIR: Councillor Toni Mallett

Signed by Chair .....

Date .....