



Application for Planning Permission and listed building consent for alterations,
 extension or demolition of a listed building.
 Town and Country Planning Act 1990
 Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
 If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Refurbishment and conversion of the Town Hall Building. Alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-residential Institutions), A3 & A4 uses (Restaurants, Cafés and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use.

Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 Dwelling houses.

Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 Office.. (west part to be C3 residential)

Residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking including at basement level, including residential accommodation in the existing Town Hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews.

Erection of sub-stations.

Alterations and landscape improvements including to the Town Hall Square, and use of the square for both Public Events and Markets/Small Festival uses.

Listed Building: Alterations, extension and refurbishment of Hornsey Town Hall and Square, Broadway Annexe and demolition of existing Clinic Building and Hornsey Library loading bay.

3. Description of Proposed Works (continued)

Has the development or work(s) already started?

Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="HORNSEY TOWN HALL"/>		
Street address:	<input type="text" value="THE BROADWAY"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="N8 9JJ"/>		

Description of location or a grid reference (must be completed if postcode is not known):

Easting:	<input type="text" value="530188"/>
Northing:	<input type="text" value="188315"/>

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:	<input type="text"/>				
Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Paul"/>	Surname:	<input type="text" value="Smith"/>
Reference:	<input type="text" value="-"/>				
Date (DD/MM/YYYY):	<input type="text" value="15/12/2008"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

A total of 6 pre-application meetings were held with the London Borough of Haringey. These meetings have been ongoing since 2008 and advice received over the last 2 years has shaped the development proposals today.
Brief details include:
Advice on type of application to submit
Advice on appearance/size of residential blocks

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

The altered vehicular access point is shown on drawing 1298-Z0-G100-P-00-SITE-003.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

Waste storage areas are located to the rear of the Town Hall and north of Block A as well as to the rear of Broadway Annexe as indicated on drawing 1298-Z0-G100-P-SITE-001.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Provision for recycling is provided adjacent to areas for normal waste storage however they will be segregated.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

If Yes, please provide details:

Please find details of community consultation undertaken with the community within the Consultation Statement submitted alongside this application.

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

If Yes, please provide details of the name, relationship and role:

Mr. Dinesh Kotecha is the Head of Property Services at Haringey Council.

10. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes No

Which of the following does the proposal involve?

- a) Total demolition of the listed building Yes No
- b) Demolition of a building within the curtilage of the listed building Yes No
- c) Demolition of a part of the listed building Yes No

Please describe the building or part of the building you are proposing to demolish:

Please refer to the Listed Building and Conservation Area Statement for details.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Please refer to the Listed Building and Conservation Area Statement for details.

11. Listed building alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, will there be works to the interior of the building?

Yes No

Will there be works to the exterior of the building?

Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

1298-TH-JC20-XP-LG-200
1298-TH-JC20-XP-LG-201
1298-TH-JC20-XP-00-202
1298-TH-JC20-XP-00-203
1298-TH-JC20-XP-01-204
1298-TH-JC20-XP-01-205
1298-TH-JC20-XP-02-206
1298-TH-JC20-XP-02-207
1298-TH-JC20-XP-RF-208
1298-TH-JC20-XP-RF-209

Further details can be found within the Listed Building and Conservation Area Statement.

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building?

Don't know Yes No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

Yes No

14. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	71	64	-7
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	12	12
Cycle spaces	0	177	177
Other (e.g. Bus)		0	0
Short description of Other			

15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Roof covering- add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Chimney - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Windows - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

External doors - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Ceilings - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Internal walls - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Floors - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Internal doors - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

15. Materials (continued)

Rainwater goods - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Boundary treatments - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Lighting - add description

Description of *existing* materials and finishes:

Please refer to Design and Access Statement

Description of *proposed* materials and finishes:

Please refer to Design and Access Statement

Are you supplying additional information on submitted drawings or plans?

Yes No

If Yes, please state plan(s)/drawing(s) references:

Please refer to the Listed Building and Conservation Area Statement for details.

16. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Drawings CS/026506/C/2000, 2001 and 2002 show connections to the public foul and surface water systems.
More specifically drawings C/2000 and 2001 show surface water and C/2001 and 2002 show foul connections.

17. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

18. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

19. Existing Use

Please describe the current use of the site:

Most recently the Town Hall was used by Haringey Council as offices. The council has now relocated its staff from the town hall with the exception of a number of staff who remain in the hall. Broadway Annexe and the Mews building are currently in use as offices. The rear of the Town Hall site is a car park.

Is the site currently vacant? Yes No

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

20. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Trade waste will be generated from the Town Hall and Broadway Annexe. Refuse storage areas for the Town Hall are provided to the rear of the Hall where the waste will be securely stored and where refuse collection vehicles can collect the waste from. There is secure waste storage area to the rear of the Broadway annexe for the retail area and offices in this building. These waste areas are indicated on drawing 1298-Z0-G100-P-SITE-001. The waste generated will be of a commercial nature and is likely to include paper, cardboard etc. from the offices and food and other waste from the café.

The following volume allocations of combined household and recycled waste have been estimated:

Town Hall
B6 - 3300l - recycling
B7 9900l General Waste
Broadway Annexe (this figure includes some residential units) 2200l B9

22. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

22. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	35	61	20	3	
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

119

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				4	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

4

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	123
Total existing residential units	0

23. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	334.0	334.0
A2 Financial and professional services	0.0	0.0		0.0
A3 Restaurants and cafes	0.0	0.0	364.0	364.0
A4 Drinking establishments	0.0	0.0	171.0	171.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	3876.0	3628.0	248.0	-3380.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	1726.0	1726.0	0.0	-1726.0
D2 Assembly and leisure	2463.0	2463.0	0.0	-2463.0
Other Please Specify		0.0	4289.0	4289.0
Total	8065.0	7817.0	5406.0	-2411.0

23. All Types of Development: Non-residential Floorspace (continued)

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

24. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	84	0	0
Proposed employees	100	0	0

25. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1	8.00	18.00	9.00	18.00	11.00	17.00	<input type="checkbox"/>
A3	8.00	00.00	8.00	00.00	8.00	00.00	<input type="checkbox"/>
A4	11.00	00.00	11.00	00.00	11.00	23.00	<input type="checkbox"/>
B1A	8.00	7.00					<input type="checkbox"/>
D1	8.00	23.00	8.00	23.00	8.00	23.00	<input type="checkbox"/>
D2	8.00	23.00	8.00	23.00	8.00	23.00	<input type="checkbox"/>
Other	8.00	18.00	8.00	22.00	8.00	22.00	<input type="checkbox"/>

26. Site Area

What is the site area?

01.44	hectares
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27. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

-

Is the proposal for a waste management development?

Yes No

28. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

30. Certificates (Certificate C)

Certificate Of Ownership - Certificate C
Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Land Registry Search
 Served Notice on possible owners/tenants
 Published Notice in local Newspaper

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

30. Certificates (Certificate C - continued)

Notice recipient	Date notice served
Name: Eric Swain Number: 13 Suffix: Street: Haringey Park Locality: Town: London Postcode: N8 9HY	11/03/2010
Name: Maria Plakides Number: 21 Suffix: Street: Weston Park Locality: Town: London Postcode: N8 9SY	11/03/2010
Name: Maria and George Plakides Number: 23 Suffix: Street: Weston Park Locality: Town: London Postcode: N8 9SY	11/03/2010
Name: Lance Hagan Number: 25 Suffix: Street: Weston Park Locality: Town: London Postcode: N8 9SY	11/03/2010
Name: Colleen Lawrence Number: 25 Suffix: Street: 1st Floor 25 Weston Park Locality: Town: London Postcode: N8 9SY	11/03/2010

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Hornsey and Crouch End Journal

On the following date (which must not be earlier than 21 days before the date of the application):

11/03/2010

Title: Ms First name: Neasa Surname: Moylan

Person role: Agent Declaration date: 12/03/2010

Declaration made

30. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: Ms First Name: Neasa Surname: Moylan

Person role: Agent Declaration date: 12/03/2010

Declaration Made

31. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

12/03/2010