

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**London Borough of Haringey  
Planning Enforcement Section 188 Register**

**Notice Summary**

**Notice Type:**

Breach of Condition Notice

**Enforcement Notice Reference:**

TPC/2021/00037

**Case Officer:**

Russell Quick

**Address:**

Hornsey Town Hall The Broadway Hornsey London N8 9JJ

**Date of Issue:**

29/11/2021

**Date of Service:**

29/11/2021

**Summary of Breach and Requirements of the Notice:**

Breach of condition 4 of planning permission HGY/2017/2220

Required to insure compliance with condition 4 of HGY/2017/2220 by removing the granite paving and replacing with the approved York stone.

**Date Compliance Required:**

26/12/2021

**The Date on which Notice Takes Effect**

26/11/2021

**S.174 Appeal or Postponement:**

**Withdrawal of Notice?**

**Date complied with:**

## Planning Service

Rob Krzyszowski | Assistant Director, Planning, Building Standards & Sustainability

### IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

#### BREACH OF CONDITION NOTICE

*TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)*

**ISSUED BY:** Haringey London Borough Council (herein after referred to as "the Council")

**TO:** HORNSEY TH (FEC) LIMITED  
(incorporated in British Virgin Islands)  
Ground Floor,  
12 Stanhope Gate,  
London,  
W1K 1AW.

ARDMORE,  
6 Wharf Studios,  
28 Wharf Road,  
London,  
N1 7GR.

1. **THIS NOTICE** is served by the Council, under Section 187A of the above Act, because they consider that a condition imposed on a grant of planning permission, relating to the land described in paragraph 2 below, has not been complied with. The Council considers that you should be required to secure compliance with the condition specified in this notice. The Annex at the end of this notice contains additional important information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at Hornsey Town Hall, The Broadway, Hornsey, N8 9JJ shown edged red on the attached plan.

3. **THE RELEVANT PLANNING PERMISSION**



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The relevant planning permission to which this notice relates is permission HGY/2017/2220 granted by the Local Planning Authority for 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 (including 11 affordable) 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.

Permission HGY/2019/1918 was subsequently approved, discharging condition 4 of the permission HGY/2017/2220 which related to hard and soft landscaping.

#### 4. **THE BREACH OF CONDITION**

The following conditions have not been complied with:

Condition 4 of HGY/2017/2220

4. 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.



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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. **WHAT YOU ARE REQUIRED TO DO**

As the person responsible for the breach of condition specified in paragraph 4 of this



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notice, you are required to secure compliance with the stated condition by taking the following steps: -

1. Ensure compliance with Conditions 4 of Planning Permission HGY/2017/2220 as detailed above, by removing the granite paving installed and replacing it with the approved York stone.

Period for compliance: One (1) month beginning with the day on which this notice is served on you.

Dated: 26 November 2021

Signed:



**Abiola Oloyede**  
**Interim Team Manager - Planning Enforcement and Appeals**  
**London Borough of Haringey**  
**6<sup>th</sup> Floor River Park House**  
**225 High Road**  
**London N22 8HQ**

**WARNING**

THIS NOTICE TAKES EFFECT *IMMEDIATELY* IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST.

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR THE ENVIRONMENT AGAINST THIS NOTICE.

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates' Court, for which the maximum penalty is £2,500 for the first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with Russell Quick, 6<sup>th</sup> Floor, River Park House, 225 High



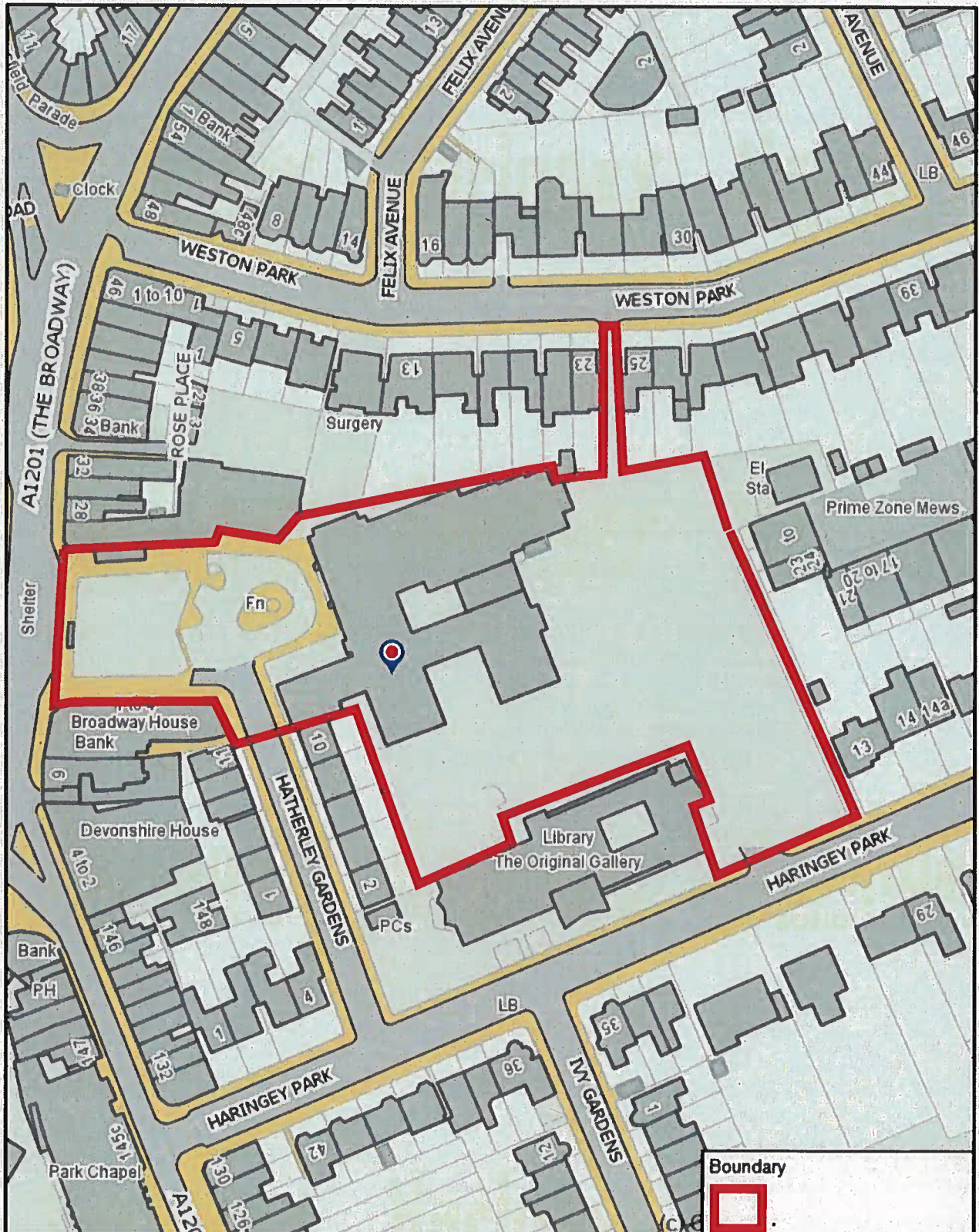
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Road London N22 8HQ Email: [russell.quick@haringey.gov.uk](mailto:russell.quick@haringey.gov.uk)

If you do need independent advice about this notice, you are advised to contact a lawyer urgently, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.





## Hornsey Town Hall



N Scale: 1:1250

**Haringey**  
LONDON

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