

Argles James

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2017/2220 Site Address: Hornsey Town Hall The Broadway London N8 9JJ London Comments by: Crouch End Neighbourhood Forum

From:
2a
Fairfield Road

London

N8 9HG

Submission: Neither

Comments: This has also been sent directly to the Economic Development Team.

I am writing on behalf of Crouch End Neighbourhood Forum in response to the Economic Development team's response to Hornsey Town Hall planning application (HGY/2017/2220).

We ask that the Economic Development Team reconsider their response, taking into consideration the current use of HTH, which they seem to be unaware of when they wrote their response.

HTH has been open as Hornsey Town Hall Arts Centre since 2015. Since then it has hosted a full programme of classes (dance, drama, yoga etc), shows, film screenings, events, etc. There is a cafe on the ground floor and innovative occasional catering events. The Ply Art Gallery operates here with a full programme of exhibitions. The Crouch End Festival has benefited enormously from the ability to circulate freely from the Town Hall Square into and around the building.

Therefore, we seriously question the assertion: ;We understand that the former Town Hall has largely been vacant or underused in employment terms for many years.; It has been neither vacant nor under used for the past two years.

Their response further asserts: ;The proposed development is likely to generate overall more jobs and a wider range of jobs including entry-level job particularly in the hospitality/catering sector.; A major use of the building for over 2 years is as a creative business hub, acting as an incubator for small enterprises needing space. Currently over 75 businesses employing 130 people are working out of the offices in the building. The range of businesses is wide, including creative, support, design, professional services, such as architects, jewellery makers, and designers.

The planning application submitted by Crouch End (FEC) Ltd will result in the loss of all these small businesses from Hornsey Town Hall, with no re-provision of office space in the development. There is a small co-working area but this does not meet the needs of small businesses to work out of small, affordable offices. Given the ;somewhat limited; nature of the proposed co-working space all the current jobs would be displaced, and this employment lost to Crouch End.

It is also our understanding that the nature of the hotel is to be on the self-catering apart-hotel model, thereby generating very few jobs. Whilst some restaurants are planned the employment these bring will likely be cancelled out by the closure of the less competitive independent restaurants on the periphery of the town centre.

We ask that the Economic Development team takes into consideration the existing employment uses of the site and the impact of their loss on the local area and the borough.

We also ask that the ED Team presses the developer to not get rid of the existing employment space, and provide replacement affordable workspace in the new development in line with Haringey Development Management Policy DM40 Non-designated employment land and floorspace.

In light of these comments, we ask that the ED Team withdraws the comments made on the planning application, and resubmit them taking into account the current uses of the town hall.

Best regards,

Miriam Levin

On behalf of the Crouch End Neighbourhood Forum