



Our Ref: 5646/PM/13/9

3rd April 2013

Sir/Madam
Haringey Council
Planning and Regeneration Service
Level 6
River Park House
Wood Green
N22 8HQ

COST CODE ON
LAST PAGE

Dear Sir/Madam,

Re: HORNSEY TOWN HALL - IMPLEMENTATION WORKS

Please find enclosed the following package of information in support of our planning application on behalf of Haringey Council.

The purpose of this application is for a variation to the Existing Planning Permission, Listed Building Consent and Conservation Area Consent conditions and the Existing S106 Unilateral Undertaking to allow for small-scale Preparatory Implementation Works to be carried out within the Existing Planning Permission site. This application is made in the context that Mountview Academy of Theatre Arts are working closely with the Council and a team of respected theatre and heritage experts on refining the previously approved proposals for the Town Hall component of the Scheme in order for this venue to become its home.

Whilst the adjusted proposals for the Town Hall Building are worked up into a new planning application and application for listed building consent, it is clearly important that the Existing Planning Permission is kept alive so the non Town Hall Building residential component can continue to be implemented pursuant to the Existing Planning Permission and Existing S106 Unilateral Undertaking, alongside implementation of the adjusted proposals for the Town Hall Building. The non Town Hall Building residential component is unaffected by the refined proposals so does not need to be re-applied for providing that the existing consents can be varied to ensure continued ability to implement the residential component alongside the refined Town Hall Building proposals. Whilst they are in substance relatively minor variations, they are of key importance to secure the Existing Planning Permission as the non Town Hall residential component of the Scheme is enabling development for the Town Hall refurbishment works.

The Preparatory Implementation Works involve the full demolition of the existing Mews Site building and excavation for new building foundations as indicated on the enclosed site location plan.

Studio 3 Blue Lion Place | t: 0207 199 0900
237 Long Lane | f: 0207 199 0901
London SE1 4PU | e: info@thekeegansgroup.com

Enclosed are the following:

1. Application for removal or variation of a condition following grant of Planning Permission pursuant to s.73 Town and Country Planning Act 1990.
2. Application for removal or variation of a condition following grant of Conservation Area Consent.
3. Application for removal or variation of a condition following grant of Listed Building Consent.
4. Application for removal or variation of S106 following grant of Planning Permission.

As per each of the four applications the conditions to vary are as follows:-

1. Amend Planning Permission (PP) conditions 3,4,7,8,12,13,15,17,21,28,30,31 and 34 for these to be prefaced by

“Save in relation to Preparatory Implementation Works”

Delete Condition 15 which is to be replaced by a S106 obligation stating “The Phase 1 works of repair and refurbishment to the Town Hall under this permission and the listed building consent (ref:HGY/2010/0501) or substantially equivalent works of repair and refurbishment to the Town Hall pursuant to another planning permission and/or listed building consent shall be carried out and completed prior to the first occupation of the new residential development comprising Blocks A and B”

2. Amend the Listed Building Consent (LBC) conditions 2,3 and 4 for these to be prefaced by “Save in relation to Preparatory Implementation Works”
Amend LBC Condition 2 to split the condition into two parts to read (changes underlined/struck out):

- a) The works of demolition or alteration by way of partial demolition of the Town Hall hereby approved shall not be commenced before contract(s) for the carrying out and completion of the ~~entire scheme of works~~ Phase 1 works of repair and refurbishment to the Town Hall for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.
- b) The works of demolition or alteration by way of partial demolition connected to work on the new residential development comprising Blocks A and B hereby approved shall not be commenced before contract(s) for the carrying out and completion of the ~~entire scheme of works~~ on the new residential development comprising Blocks A and B

for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

- c) Amend the Listed Building Consent (LBC) Conditions 3,5,6,7 to replace the wording "the building" with the wording: "the Town Hall building" for clarity.
 - d) Amend the Listed Building Consent (LBC) Condition 4 to read after the wording "interior features" add the wording "of the Town Hall building" for clarity.
 - e) Removal of LBC condition 13a and replacing it with an equivalent S106 obligation. This s106 obligation would refer to both the Existing Planning Permission (as varied) and the Existing Listed Building Consent (as varied) to ensure it captures implementation under either or both. The wording would be as set out for the replacement condition 15 of the Existing Planning Permission above.
 - f) Amendment of the LBC description of development to insert the wording "to be demolished" after the wording "the Broadway Annexe (West Part) and Mews."
3. Amend the Conservation Area Consent (CAC) to insert "Save in relation to the Preparatory Implementation Works" at the front of conditions 3 and 4.

Vary Condition 3 to split the condition into two parts to read as follows (changes underlined/stuck out):

"3:

- a) The works of demolition or alteration by way of partial demolition of the Town Hall hereby permitted shall not be undertaken before a contract for the carrying out of the ~~works for redevelopment of the site~~ Phase 1 works of repair and refurbishment to the Town Hall has been made and planning permission has been granted for the redevelopment for which the contract provides.
- b) The works of demolition or alteration by way of partial demolition connected to work on the new residential development comprising Blocks A and B hereby permitted shall not be undertaken before a contract for the carrying out of the ~~works for redevelopment of the site~~ works on the new residential development comprising Blocks A and B has been made and planning permission has been granted for the redevelopment for which the contract provides.

4. The Existing S106 Unilateral Undertaking needs to be amended to reflect the S73 application to vary the Planning Permission as above. This would be included in a report to Committee. The changes would be:

- a) The definition of "the Development" should be split into two and a second part added to read: "(2) the refurbishment and conversion of the Town Hall Building under any Further Planning Permission".
- b) A new definition of "Further Planning Permission" to read: "a notice of permission granted pursuant to a planning application from Mountview Academy of Performance Arts for the refurbishment and conversion of the Town Hall Building".
- c) The "Preparatory Implementation Works" as defined elsewhere (with a new definition being inserted into the Existing S106 Unilateral Undertaking as a result) would need to be excluded from the definition of "the Implementation Date" by adding "save for the Preparatory Implementation Works" after "Act" in the definition of "the Implementation Date".

The "Phase 1 Town Hall Building Works" would need to have added to the end: "or the substantially equivalent phase 1 works to the Town Hall Building pursuant to any Further Planning Permission". This caters for the refurbishment and conversion of the Town Hall Building taking place pursuant to a different planning permission.

- d) Clause 15.26 – this would need to be varied with the addition of the following underlined words: "... Practical Completion of the whole of the Development being Implemented under the Planning Permission and (as applicable) the Practical Completion of the refurbishment and conversion of the Town Hall Building pursuant to a Further Planning Permission."

This continues to ensure the satisfactory timing of the Highway Improvement Works but caters for the refurbishment and conversion of the Town Hall Building taking place pursuant to a different planning permission.

- e) The new obligation (replacing condition 15 of the Existing Planning Permission):

"The Phase 1 works of repair and refurbishment to the Town Hall under this permission or substantially equivalent works of repair and refurbishment to the Town Hall pursuant to another permission shall be carried out and completed prior to the first occupation of the new residential development comprising Blocks A and B."

All the planning fees will be paid by a Haringey Council Internal Cost Code which is: 100 001 146, should there be any further information you require or issues you need to discuss, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Green', with a long horizontal flourish extending to the right.

Stuart Green
KEEGANS LTD