



FAO: Planning Department,
Haringey London Borough Council

Ref: HGY/2022/3927
Date: 07/12/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY.

Built Heritage Advice pertaining to an application for: Formation of two openings within existing brickwork walls, repointing of brickwork in east court and infill existing niche in east court with brickwork.

The proposed development site (the Site) is the Grade II listed Alexandra Palace including former Alexandra Palace Station to North (List Entry Number: 1268256), which is located within the Grade II listed Alexandra Palace Registered Park and Garden. The Site is also located within the Alexandra Palace and Park Conservation Area.

In statutory terms, the significance of the heritage asset is recognised by its designation as a Grade II listed building, reflecting its 'special interest'. Paragraph 199 of the National Planning Policy Framework (NPPF) states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The submitted Heritage Statement correctly identifies the walls in question as being of medium significance.

The proposals require the loss of historic fabric, which would constitute less than substantial harm to the heritage asset. Planning Policy Guidance states that when a category of harm is identified, the extent of harm should be clearly articulated (Paragraph 018 Reference ID: 18a-018-20190723). It is considered that the proposals would lead to low levels of less than substantial harm.

As such, Paragraph 202 of the NPPF is engaged and the Local Planning Authority must weigh this harm against any public benefits of the proposal including its optimum viable use.



Should the Local Planning Authority determine that any public benefits outweigh the identified harm to the heritage asset it is recommended that the following conditions, or similar, be attached to any decision notice issued:

- In the case of the infilling of the niche, this shall match the existing wall, unless otherwise agreed in writing by the Local Planning Authority. This shall include the materials, and the way and the materials are used to construct the wall, such as the pattern and depth of coursing, the size of the brick and the design and rhythm present in the construction of the existing wall. Where practicable the bricks removed to form the new openings shall be reused here.

Yours sincerely,

Samantha Pace BA (Hons) MSc IHBC
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter