

Officer's Report

Application Number	HGY/2022/3927
Type	Listed building consent (Alt/Ext)
Location	Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY
Proposal	Formation of two openings within existing brickwork walls, repointing of brickwork in east court and infill existing niche in east court with brickwork.
Case Officer	James Mead
Valid Date	01/11/2022
Applicant	Neil Coe
Agent	Faye Davies

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT LISTED BUILDING CONSENT, subject to conditions.

2. CONSULTATION RESPONSES

- LBH Conservation Officer: The proposals require the loss of historic fabric, which would constitute less than substantial harm to the heritage asset. It is considered that the proposals would lead to low levels of less than substantial harm. 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 a condition is attached requiring matching brickwork.
- Alexandra Park & Palace Conservation Area Advisory Committee (APPCAAC): Support for the proposal.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING LISTED BUILDING CONSENT

4.1 The application site comprises part of the east court of Alexandra Palace, which is a grade II listed building of significant cultural and historic importance. Alexandra Palace is currently used for a range of entertainment events, including concerts, exhibitions and sporting events, as well as banquets and conferences. The building also contains an ice rink and a pub/bistro.

4.2 The planning history of the site has been taken into account when coming to this decision.

4.3 This application seeks listed building consent for the creation of an opening between the visitor services room and the post room, with a new timber door installed. An opening is also proposed to be made between the post room and the East court reception, with a brick slip doorway created.

Repointing works are proposed to a section of wall in the East court reception and an existing niche on this wall is proposed to be infilled in brick.

4.4 The existing pointing on the relevant part of the southern wall of the East court reception was not undertaken to a high standard, as demonstrated in the provided photos. The proposed repointing works would address this and enhance the appearance of this wall. The niche is not a feature of notable heritage value, and therefore the proposed infill would not harm the historic character of the listed building. However, the infill works must be undertaken in matching brickwork and a condition is attached requiring this. Subject to this condition, it is considered that these works would have a neutral impact on the historic significance of the listed building, with the special interest of this heritage asset preserved.

4.5 Two openings are proposed to be created in the post room walls. The Heritage Statement identifies these walls as being of medium heritage value. The Conservation Officer agrees with this assessment and notes that the works would therefore result in some loss of historic fabric. This loss of fabric would represent less than substantial harm to the historic significance of the listed building. However, due to the limited nature of the works, the Conservation Officer explains that the proposals would 'lead to low levels of less than substantial harm'.

4.6 Paragraph 202 of the NPPF explains that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

4.7 In this instance, the creation of the two openings is proposed to enhance the accessibility of the building for staff members. It is considered that such improvements are required to support the ongoing use of this part of the building for staff space and backhouse functions. This support and the increased accessibility will assist in securing the optimum viable use of the building in the long-term. Noting the very low levels of harm resulting, and given that the proposal would support the ongoing viable use of the building, it is considered that harm would be outweighed. The minimal harm to a designated heritage asset would be outweighed by the need for the works, which would support the optimum viable use of the building.

4.8 The proposed development is in general accordance with London Plan Policy HC1, Local Plan Policy SP12 and DM DPD Policy DM9. The proposal also accords with the relevant policies of the NPPF.

4.9 All other relevant policies and considerations, including equalities, have been taken into account. Listed building consent should be granted for the reasons set out above.

GRANT LISTED BUILDING CONSENT subject to conditions.

Conditions:

- 1 The works hereby authorised must be begun not later than the expiration of 3 years from the date of this consent, failing which the consent shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented consents.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: In order to ensure the works are carried out in accordance with the approved details.

- 3 In the case of the infilling of the niche, the brickwork used shall match the adjacent wall, with regard to the methods used and to the colour, texture, shape, size and profile. Where appropriate and practicable, the bricks removed to form the new openings shall be re-used here.

Reason: In order to safeguard the special architectural and historic interest of the building, consistent with Policy HC1 of the London Plan (2021), Policy SP12 of the Haringey Local Plan Strategic Policies (2017) and Policy DM9 of The Development Management DPD (2017).

Informatives:

- **INFORMATIVE Proactive Statement**
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.