



# Officer Report

**Application Number:** HGY/2022/4469  
**Application Type:** Full planning permission  
**Address:** Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY  
**Proposal:** Refurbishment and replacement of Alexandra Palaces's South West tower roof and the replacement of sash windows to all elevations including associated works and low-level masonry repair.  
**Case Officer:** Gareth Prosser  
**Valid Date:** 19/12/2022  
**Applicant:** Neil Coe  
**Agent:** Faye Davies

## **RECOMMENDATION**

**Approve with Conditions**

### PROPOSED DEVELOPMENT AND LOCATION DETAILS

#### Site and Surroundings

Alexandra Palace is a 33,940 square metre building sitting within extensive parkland's. The site and surroundings are Grade II listed and falls within the Alexandra Palace and Park Conservation Area. The surrounding area is predominately residential and suburban in character with a range of mainly residential properties located to the north and Alexandra Park located to the south.

The site is within Metropolitan Open Lane.

#### Proposed development

Refurbishment and replacement of Alexandra Palaces' South West tower roof and the replacement of sash windows to all elevations including associated works and low-level masonry repair.

The planning history of the site has been considered when assessing this application for planning permission.

### CONSULTATION RESPONSE

The following responses were received.

#### Internal

- LBH Conservation Officer: No objections. Fully supported

- LBH Design Officer: No objections. Fully supported

## LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses (0):

## MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Heritage Impact, Design Quality and Impact on Metropolitan Open Land
- Impact on Neighbouring Amenity

Heritage Impact, Design Quality and Impact on Metropolitan Open Land

Paragraph 197 of that document states that in determining applications Council's should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF continues to state that, 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.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Where a development proposal will 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.

London Plan Policy HC1 states that development affecting heritage assets and their setting should conserve their significance by being sympathetic to the asset's significance and appreciation within their surroundings. Haringey Local Plan Policy

SP12 requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the Development Management DPD continues this approach.

The subject property is a Grade II listed building within the Alexandra Park and Palace Conservation Area, and is also within a Grade II Registered Park and Garden.

Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment. Policy DM1 of the Council's Development Management DPD continues this approach and requires development proposals to relate positively to their locality.

London Plan Policy 7.17 states that the strongest protection should be given to London's Metropolitan Open Land (MOL) and inappropriate development should be refused, whilst Local Plan Policy SP13 states that all new development shall protect and enhance the Borough's Green Belt and designated Metropolitan Open Land

from inappropriate development.

The proposal involves the refurbishment and replacement of Alexandra Palaces' South West tower roof and the replacement of sash windows to all elevations including associated works and low-level masonry repair.

#### Existing Windows (Stored)

Within the old paint store are three storage boxes containing windows salvaged from the North East tower. The salvaged windows consist of 2 large & 1 side sashes in 3 boxes. APPCT's strategy is to repair and reinstate these within the South West tower and remaining windows will be reinstated like-for-like, detailed to match the existing salvaged windows.

#### Roof

The proposals will strip out the temporary roof structure and install a new shallow 'pyramidal truss' supported by the historic cast iron beams. The historic beams will be visible from below and built up above with a plywood decking, rigid insulation and a single-ply membrane.

The proposal have been assessed by LBH Conservation Officer who states that there is no objection to the proposed refurbishment and replacement of Alexandra Palace's South West tower roof and the replacement of sash windows to all elevations including associated works and low-level masonry.

The proposed works are sensitively designed and comprehensively detailed and will positively contribute to the present and future maintenance of the listed building. The application is fully supported from the heritage conservation stance.

As such, it is considered that the proposed works would not harm the significance of the heritage assets and their respective settings and would also lead to positive impacts including the ongoing viability of the Palace and Park. The proposal would also not have a negative impact on the character and appearance of the Palace, Park or the distinctive surrounding area, nor would the development be inappropriate development that would adversely affect the openness of the MOL.

#### Impact on Neighbouring Amenity

Policy DM1 states that proposals must ensure a high standard of privacy and amenity for neighbours.

This application includes several small-scale repairs to existing fabric, nothing of any significant detriment to the residential properties close to the Palace and Park. As such, it is considered that there would be no impact on the residential amenity resulting from this proposal.

#### Conclusions

All other relevant policies and considerations, including equalities, have been taken into account.

Planning permission should be granted subject to conditions for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

#### RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions  
Registered No. HGY/2022/4469

**Conditions:**

- 1 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: For the avoidance of doubt and in the interests of proper planning.

- 2 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 3 All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

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

**Informatives:****INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.