



Officer Report

Application Number:	HGY/2023/0253
Application Type:	Listed building consent (Alt/Ext)
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

Proposed development

This is an application for listed building consent for 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.

Site and Surroundings

The application site relates to the Grade II listed Alexandra Palace (NHLE 1268256). The listing includes the former International Exhibition Hall and the former Alexandra Palace Station building. The former International Exhibition Hall was constructed in 1868-73 by John Johnson and Alfred Meeson. It was rebuilt in 1873-5, following fire damage, by the same architects. The building was restored in the 1980s, following a second fire. The former Alexandra Palace Station building dates to 1873 and stands immediately to the north of the Palace.

The application site is located within the Grade II Alexandra Palace Registered Park and Garden (NHLE 1001253) and the Alexandra Palace and Park Conservation Area.

Relevant Planning and Enforcement history

None relevant to this application.

CONSULTATION RESPONSE

The application has been publicised by way of press and 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

The following local groups/societies made representations:

Internal

- LBH Conservation Officer: No objections.
- LBH Design Officer: No objections. Fully supported

(Note: Comments sent to accompanying planning application HGY/2022/4469)

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

Design and impact on the significance of the Grade II listed building

As noted above the host property forms part of a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest”.

The requirements of Local Plan policy SP12 ‘Conservation’ and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

- Do not lead to substantial harm or total loss of their significance;
- Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
- Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
- Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.

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.

The proposal is therefore acceptable in terms of its impact on the significance of the listed building. As such, it is considered that listed building consent may be granted subject to conditions.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions.

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

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.