



Officer Report

Application Number: HGY/2023/2269
Application Type: Listed building consent (Alt/Ext)
Address: Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY
Proposal: Works to install a Changing Places facility within an existing storage room in the former BBC wing of Alexandra Palace.
Case Officer: Zara Seelig
Valid Date: 21/08/2023
Applicant: Mr Neil Coe
Agent: Miss Faye Davies

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for Listed Building Consent for works to install a Changing Places facility within an existing storage room in the former BBC wing of Alexandra Palace.

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.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation Officer: commented as follows:

There is no objection to the proposed works. The application is fully supported. Material specification and method statements for creation of new opening and erection of the changing facilities should be submitted for approval to the planning authority before commencement of the relevant works.

External:

1) Historic England:

Thank you for your email regarding the above application for planning permission. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are attached.

2) Alexandra Palace and Park CAAC - Consulted – no response received

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site. No responses were received from neighbours, local groups, etc in response to publicity of the application were as follows:

MATERIAL PLANNING CONSIDERATIONS

Impact on the Heritage Assets

The subject contains Grade II listed buildings and walls and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of the 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" (Sections 16 (2) and 66(1)), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72). The requirements for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 'Planning & the Historic Environment'.

The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF states that 'proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

The Conservation officer commented that the application is very welcome and fully supported from the conservation stance and the following information should be submitted to the planning authority for approval as part of the suggested consent conditions as follows:

- Specification of materials for the proposed works
- Method statements for creation of new opening and erection of the changing facilities

Conclusion

Subject to the approved conditions discharge, the listed building consent is considered to preserve those elements of the setting that make a positive contribution to and better reveal the significance of the asset.

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. The details of the decision are set out in the RECOMMENDATION

RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions:

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

- 3 Prior to commencement of all works on site, materials samples of all proposed materials shall be submitted to the Local Planning Authority (LPA), reviewed by a LPA Conservation Officer, and subsequently approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Haringey Local Plan 2017 and NPPF 2021.

- 4 Prior to the commencement of all works on site, method statements for the proposed works shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Haringey Local Plan 2017 and NPPF 2021.

Informatives:

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter

onto or build on land not within his ownership.

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.