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London Borough of Haringey
Development Management Support – Planning Service
5th Floor Alexandra House
10 Station Road
Wood Green
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26th October 2026

Dear Matthew

Alexandra Palace Panorama Room Replacement

On behalf of Alexandra Park and Palace Charitable Trust, we hereby submit an application for planning permission permission and listed building consent for the replacement of the existing Panorama Room, alongside works of repair and reinforcement to the basement level.

Description of development

The formal description of development is as follows:

"Phased development comprising Phase 1A: Repair and reinforcement to part of the basement level beneath the west wing, Phase 1B: Demolition of the existing Panorama Room, slab removal, completion of basement works and replacement slab formation, and Phase 2: Erection of replacement Panorama Room to remain in situ for a period of ten years, alongside drainage, lighting and building services."

Officers will recall that during pre-application engagement, there was discussion as to the application format and whether separate applications would be pursued for essentially the above and below ground works.

On review, the works are hereby submitted as a single phased scheme because the above- and below-ground works are technically interrelated and form one integrated project. The basement works address existing deterioration and provide the necessary support for the replacement structure, while the defective slab can only be replaced once the existing Panorama Room has been dismantled. Separate applications would therefore not provide a coherent basis for implementing the works.

The detailed phases are as follows:

Phase 1A: basement stabilisation, repair and conservation works, including temporary support, central supports, beam and bearing works and local masonry repairs;

Phase 1B: dismantling of the existing Panorama Room, controlled floor and slab works, waterproofing and hardstanding reinstatement; and

Phase 2: erection and fit-out of the new, structurally independent Panorama Room.

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We accordingly request that any conditions are linked to, and triggered by, the relevant phase. Detailed information for Phase 1A is provided at application stage to minimise unnecessary pre-commencement controls on the basement works, with any later-phase details secured specifically against the phase to which they relate.

Pre-application engagement

The proposals have been developed through formal pre-application engagement with the London Borough of Haringey under reference PPA/2026/0012, comprising three meetings between February and September 2026. Discussions addressed the principle and duration of the replacement, design development, materiality, glazing, roof form, key views, the relationship with surviving Palace fabric, basement condition, and the scope and phasing of the structural works.

Scope of submission

The applications are supported by the following principal documents:

- Application Form including CIL Form 1 and Ownership Declaration;
- Site Location Plan;
- Existing and Proposed Plans, Sections and Elevations;
- Demolition Plan;
- Basement works drawing pack;
- Planning Statement;
- Design and Access Statement, including lighting strategy and illustrative views;
- Heritage Statement;
- Basement survey and proposed repair and reinforcement information;
- Construction Method Statement and phasing information;
- Drainage Strategy;
- Fire Statement;
- Sustainability Statement;
- Noise Impact Assessment; and
- Statement of Community Involvement.

The fee will be settled under separate cover.

Taken together, the submission demonstrates that the proposals provide a carefully designed, time-limited replacement for an end-of-life structure; secure essential repair and stabilisation of the basement; maintain the established cultural and events function without increasing maximum capacity; and preserve the significance and continued viable public use of Alexandra Palace.

We trust that the applications can now be validated. Please contact the undersigned should any further information be required.

Yours sincerely

Daniel Watney

Charlotte Goodrum for the Daniel Watney Partnership