

Planning application at 175a Nightingale Lane, N8 – HGY/2023/2627

Erection of two-storey dwelling

Submission from the Alexandra Park and Palace CAAC

The APPCAAC has reviewed this application and makes the following comments in objection to it.

Comments:

1. The site of the proposed dwelling is directly on the southern boundary of Alexandra Park, which is listed by Historic England as “Alexandra Palace Park and Garden”, Grade II. The views within and from the Park are valued aspects of its heritage. The proposed new dwelling would be visible across a wide area of the Park and introduce an alien form into the landscape. It would clearly fail to preserve or enhance the Conservation Area and would detract from it.
2. At present the uniform terrace between North View Road and the Park boundary provides an attractive entrance into the Alexandra Park and Palace Conservation Area from the Campsbourne Cottage Estate Conservation Area, but the value of the terrace and this entrance would be greatly harmed by the addition of this building whose design and materials (not least the metallic roof) would be wholly unsympathetic.
3. Views across the eastern boundary of Alexandra Park have been compromised in recent years by the development at Haringey Heartlands, which overlooks the boundary. A further erosion of the landscape to the south, which would result from this proposal, is objectionable.
4. Alexandra Park is the landscape setting for Alexandra Palace, which is also listed as Grade II. Any deterioration of this setting would have a negative impact on the Palace and should be resisted.
5. We note the application includes an extensive Design and Access Statement (DAS) and Heritage Statement, which are well researched and lavishly produced, but they fail to recognise the heritage significance of both Park and Palace and mitigate the resultant harm to the listed setting. The conclusions they make are therefore wrong and are also defective in points of detail. They fail to justify the proposed scheme.

The above comments should count towards refusal of this application.

Colin Marr – Chairman APPCAAC

22 November 2023