

Report Title: **Report on planning and Listed Building Consent applications in respect of the Heritage Lottery scheme for the restoration and refurbishment of the East court, BBC television studios and theatre at Alexandra Palace**

Report of: Kerri Farnsworth, Director of Property & Regeneration, Alexandra Park and Palace

1. Purpose

1.1 The purpose of this special meeting is for the SAC CC to consider the proposed Planning and Listed Building Consent applications for the Heritage Lottery Fund (HLF) supported project at the eastern end of the Palace and to advise the main Board at their meeting on the following evening.

2. Recommendations

- 2.1 A special meeting of the SAC-CC has been convened as it was felt that the size, scale and scope of the project deserved to be considered by members in a focused single session.
- 2.2 We recommend that the applications are endorsed to the main Board for the reasons set out below and in the presentation

Report Authorised by: **Duncan Wilson, Chief Executive Alexandra Palace and Park**



Contact Officer: **Kerri Farnsworth, Director of Property and Regeneration, Alexandra Palace and Park**
Tel: 0208 365 4316

3. The Proposals

- 3.1 The proposals which make up the HLF project Planning and Listed Building Consent applications will be presented to the Board by the leader of the design team, Andy Theobald, who is Partner and Studio Leader at Feilden Clegg Bradley (FCB). The final Planning application submitted to LB Haringey will probably comprise 10-12 boxes of plans, illustrations, required statements and supporting documents. It is not therefore proposed to circulate details to Members in advance of this meeting. The project will also be much easier for Members to consider and comment upon when presented and talked through in its entirety in person than it would be if issued on paper.
- 3.2 There will then be an opportunity for Members to ask questions of the team and/ or Trust staff, and to express their views.
- 3.3 The meeting will be marshalled and minuted in the usual manner by staff from Haringey Committee Services.

4. Reasons for any change in policy or for new policy development (if applicable)

4.1 N/A

5. Local Government (Access to Information) Act 1985

5.1 N/A

4. Progress to date

- 4.1 As members may recall, FCB were appointed at the start of this year to develop the concept and design for the HLF project up to the submission of Planning and Listed Building Consent applications and the submission of the Round 2 application to the HLF. If successful they will then follow the scheme through to completion.
- 4.2 The FCB-led team have developed the designs with the Trust over the past 9 months in extensive consultation with many stakeholders and community groups. The Stage 2 designs were presented to both the SAC-CC and the APPCT Board earlier in the summer. The proposals that will be presented at the meeting on the 27 October represent the developed Stage 3 designs, which have taken on board all feedback received throughout the summer up to this date.
- 4.3 The extensive planned programme of consultation on the HLF project has now been completed. As well as the presentations to the AP governance bodies, this consultation has been facilitated through a range of different formats with different audiences, including:-
- regular review sessions with our appointed HLF Case Officer, Project Monitor and Project Mentors
 - presentations to meetings of existing bodies (such as Area Forums, Friends' groups, residents groups, etc)
 - regular dialogue and site visits with statutory consultees (such as English Heritage, LB Haringey, Victorian Society, etc)
 - liaison with key current and future partners (eg. BBC, Bruce Castle, BFI, National Media Museum)
 - the Activity Plan (which received over 1,500 responses)
 - 2 special multi-body presentation sessions (attended by over 40 people)
 - the recent HLF Public Exhibition in Sept-Oct, which was well attended. Results will be analysed and reported at the meeting.
 - an LB Haringey Design Review Panel. Feedback is awaited and will be reported to the meeting.
 - ad hoc updates and presentations to clients and visitors to the Palace eg. potential investors, sponsors, etc
 - discussions with other organisations with major projects supported by the HLF, both current and completed (eg. Mountview, BFI)
 - LB Haringey Pre-Planning Advice (PPA)
- 4.4 In addition there has been a separate public consultation on the Activity Plan, outlining the options for how the new spaces will be used and how they will fulfil our community access and learning objectives. Over 1600 generally supportive responses have been received, generally supportive, which are helping us to shape our activity programme.

5. Next Steps

- 5.1 Subject to the support of both the SAC-CC and the APPCT Board, it is intended to submit the HLF Planning and Listed Building Consent applications to LB Haringey in the week commencing 10th November. A Conservation Area consent application has been confirmed by LB Haringey as not being required.
- 5.2 LB Haringey will not be considering the HLF project in its entirety, but only those matters that fall within the remit of Planning law. A Statement of Community Engagement is

required to be submitted as part of the Planning application, but the Planning submission will not consider elements related to the Activity Plan, learning & engagement programme or Business Plan.

- 5.3 Once the documents have been validated LB Haringey will then confirm the exact dates for the 2-week Statutory Planning consultation period for both applications, which will be notified to members of both the SAC-CC and APPCT Board by both email and in writing.
- 5.4 The Planning application has been deemed a 'major application' by LB Haringey Planning department, and so the expected date for the decisions is mid-to-late March 2015.
- 5.5 Once the decisions have been received, if favourable the HLF will meet to consider the Round 2 funding application. They have confirmed their panel will not meet until Planning consents have been awarded.

6. Legal Implications

- 6.1 The Council's Assistant Director, Corporate Governance has been consulted in the preparation of this report, and has no comments.

7. Financial Implications

- 7.1 The Council's Chief Financial Officer has been consulted on the contents of the report and has no additional comments to make.