

**MINUTES OF THE PLANNING SUB COMMITTEE  
MONDAY, 16 FEBRUARY 2015**

Councillors: Ahmet (Chair), Akwasi-Ayisi, Basu, Beacham, Bevan, Carroll, Gunes, Mallett (Vice-Chair), Patterson and Sahota

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>
<b>PC16.</b>	<p><b>APOLOGIES</b></p> <p>Apologies for absence were received from Cllrs Carter and Rice. Cllrs Elliott and Sahota respectively substituted.</p> <p>Cllr Basu arrived at the meeting late and as such did not take part in the determination of item 7, Whitbread Close.</p>
<b>PC17.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>Cllr Patterson identified that he was a Alexandra ward councillor and also a member of the Alexandra Park and Palace Advisory Committee but confirmed that he had not expressed any view on the item 9.</p>
<b>PC18.</b>	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>• That the minutes of the Planning Committee held on 19 January be approved.</li> </ul>
<b>PC19.</b>	<p><b>PARKING AREA, WHITBREAD CLOSE, LONDON N17</b></p> <p>The Committee considered a report on the application to grant planning permission for the infill development of 4x dwelling units on an existing parking area. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out an amended site plan and rewording of condition 2.</p> <p>Cllr Strickland addressed the Committee in his capacity as Cabinet Member for Housing and Regeneration and identified that the application, in addition to item 8, constituted the first batch of the Council's new build programme for infill sites with shared ownership tenure. The application would bring an underused site back into use through the construction of well designed, high quality dwellings built to Lifetime Home standards and with shared ownership tenure which was of high demand in the area.</p> <p>The following points were raised in the discussion of the application:</p> <ul style="list-style-type: none"> <li>• Officers advised that the key change made to the application following the</li> </ul>

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Design Review process had been a reduction to the building height of a storey.

- Confirmation was provided that secure cycle parking facilities would be located within the site curtilage. The applicant confirmed that it would be feasible to reconfigure the shed currently onsite as part of this provision.
- Clarification was provided that although the application was CIL (Community Infrastructure Levy) liable, it would be eligible for relief as an affordable housing scheme.
- It was confirmed that the development would be served by a central satellite reception system and that restrictions were imposed under condition 5 to prevent the proliferation of satellite dishes.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY/2014/3509 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
  2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: 5429-11-1000 Rev A; 5429-11-1010 Rev A; 5429-11-1100 Rev A; 5429-11-1200 Rev A; 5429-11-1250 Rev A; 5429-11-1800; 5429-11-1900; Design and Access Statement (Dec 2014); Transport Note (June 2014); Ground Investigation Report; Overshadowing Report (May 2014); Daylight Factor Calculations (May 2014).  
Reason: In order to avoid doubt and in the interests of good planning.
  3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.  
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
  4. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.  
Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

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5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.  
Reason: In order to prevent the proliferation of satellite dishes on the development.

6. No development, except for site clearance works, shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.  
Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

7. Before development commences, other than for investigative work:  
a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-  
- a risk assessment to be undertaken,  
- refinement of the Conceptual Model, and  
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the

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Local Planning Authority prior to that remediation being carried out on site.  
Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

8. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.  
Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.
9. No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.  
Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
10. Prior to the first occupation of the hereby approved four (4no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.  
Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.
11. A residential travel plan must be secured as part of the development and should include the following measures in order to maximise the use of public transport:  
  
Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new residents, travel pack to be approved by the Council's Transportation Planning team.  
Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

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12. Prior to commencement, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the High Road and Whitbread Close is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.  
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network.

Informatives:

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 3: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 4: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 5: 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.

**PC20. PARKING AREA ADJOINING 74-84 FENTON ROAD, LONDON, N17**

The Committee considered a report on the application to grant planning permission for the construction of 5 new dwelling units on an existing parking area. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights

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implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out an amendment to paragraph 6.5.3 of the report to outline that the 1 bed units would not have access to external amenity space. Officers considered this acceptable due to the floorspace, design and public open space provision in the locality.

An objector to the application addressed the Committee and raised the following points:

- The Council did not publically provide a standard guide covering the development of infill sites.
- No density analysis had been provided.
- The design would be overly dominant in the street scene, would be located very close to adjoining properties and site boundaries and would have a building height out of line with existing buildings in the area.
- Concerns were expressed that the new properties and gardens would be impacted by overshadowing.
- No noise assessment had been undertaken on the impact of the adjacent petrol station on the new dwellings.
- Decent Homes capital works were scheduled simultaneously in the area and would add to the disruption from construction works caused to local people.

Clr Strickland and a representative for the applicant addressed the Committee and raised the following points:

- The scheme sought to maximise the use of the site for housing and would provide a range of dwellings including 3 bed units. All dwellings would exceed London Plan space standards.
- Daylight and sunlight assessments had been undertaken for the scheme and the results considered acceptable.
- The planned Decent Homes works and the current application reflected the investment being made in the area by the Council.
- The front boundary would mirror the current building line and be set back from the road.
- The height of the units and proposed external materials would reflect and complement other buildings in the area.
- The scheme met accepted standards with regards to daylight and sunlight.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY/2014/3510 be approved subject to conditions.

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Those being:

5429-06-1000; 5429-06-1010; 5429-06-1100; 5429-06-1200; 5429-06-1201; 5429-06-1250; 5429-06-1260; 5429-06-1800; 5429-06-1801; 5429-06-1900; Daylight Factor Calculations by Melin Ltd dated 30 May 2014; Ground Investigation Report by Ground&Water Geotechnical and Environmental Consultants referenced GWPR872E; Transport Note by TTP Consulting dated June 2014; Overshadowing Report Rev A by Melin Ltd dated 28 July 2014.  
Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the buildings hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

6. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions; rear extensions; side extensions; front extensions; shall be carried out to the hereby approved northern most dwellinghouse without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and

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approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 8 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

8. A residential travel plan must be secured as part of the development and should include the following measures in order to maximise the use of public transport:

Provision of welcome residential induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and timetables to all new residents, travel pack to be approved by the Council's Transportation Planning team.

Establish or operate a car club scheme. The developer must offer free membership to all residents of the development for at least the first 2 years, and provide £50 (fifty pounds in credit for each member of the car club), evidence of which must be submitted to the Transportation planning team.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

9. Before development commences other than for investigative work:

A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- " a risk assessment to be undertaken,
- " refinement of the Conceptual Model, and
- " the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.

If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report



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that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

10. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

12. Prior to the first occupation of the hereby approved five (5no) residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

13. Prior to commencement, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the High Road and Whitbread Close is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network.

**Informatives:**

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and

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of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777

INFORMATIVE 3: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 4: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 5: 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.

**PC21. ALEXANDRA PALACE ALEXANDRA PALACE WAY N22 7AY**

The Committee considered a report on the application to grant planning permission and Listed Building Consent for the repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC studios and the Victorian Theatre. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant planning permission subject to conditions and completion of a s111 legal agreement and grant Listed Building Consent subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. The attention of the Committee was drawn to a tabled addendum setting out amended planning permission conditions covering a travel plan; theatre event management plan; service and delivery plan; archaeology; local employment; energy statement; ecology and tree protection. The Committee were also advised of an amendment to the Listed Building Consent recommendation following further legal advice and which should read *'that the Committee resolves to endorse the application for Listed Building Consent and recommends that it be submitted to the*

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*Secretary for State for Communities and Local Government as an application for Listed Building Consent and to invite the Secretary of State to consider imposing the conditions as set out in the report as amended and added to by this addendum*. Details were also provided of additional representations received since the publication of the agenda including the submission of an online petition.

A number of objectors addressed the Committee and raised the following points:

- Overall support was expressed by the objectors to the vast majority of the scheme.
- The primary reservations against the scheme concerned the plans for the former BBC studios, in particular proposals to change their fabric through the demolition of internal walls and opening up of bricked in colonnades. It was asserted that this would in essence destroy the studios by fundamentally changing the nature of the space and devalue the historical and heritage importance of these features and the story they told about the history of television broadcasting. The proposed physical changes to the studios would remove the opportunity for visitors to experience the space as originally conceived and used and instead have to rely on a audiovisual exhibition.
- The importance of the blocked in colonnades was emphasised, with the balcony space originally used as adjuncts to the studios, thereby playing a fundamental role in the history of the Palace as the birthplace of television. It was recognised they although many considered the infills 'ugly', they remained historically important. Concerns were expressed that the applicant had not properly studied or taken into account evidence of the heritage significance of the blocked in arches. It was considered that the 4 bricked in arches to the studios be retained for heritage reasons, an approach supported by a number of national bodies such as the Greater London Industrial Archaeology Society (GLIAS).
- It was considered that although the studios were in a dangerous condition, they should be restored, in line with the approach being used to bring the Victorian theatre onsite back into use.
- Evidence had not been provided of support for the scheme from the BBC.
- As a way forward, it was proposed that the studios be left as a reserved matter to allow details of proposed structural changes to be clarified at a later date without holding up the rest of the application.
- Concerns were expressed that the Heritage Lottery Fund (HLF) bid process timetable didn't provide any time contingency within which the studio issue could be given further consideration in light of the objections raised during the consultation period.
- The application needed to be considered in world heritage terms.

A number of supporters addressed the Committee including representatives from the Friends of Alexandra Palace Theatre and Alexandra Palace Television Group.

The following points were made:

- Refurbishment plans for the Victorian theatre were welcomed as being a visionary as well as practical approach to bring the derelict space back into use. Although the structural changes proposed were significant, it was recognised they were fundamental to the viability of the scheme.
- The public consultation undertaken on the plans had been extensive.
- The plans in relation to the BBC studios would retain the character of the spaces in order to celebrate the important pioneering role of the Palace in television history whilst recognising that history was not just in bricks and mortar.

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- The HLF funding opportunity constituted good news for the Palace and the best opportunity to start to secure the regeneration of the building and ease the funding burden on the Council.
- It was considered that the proposals to open up the arches did not override the integrity of the overall proposal and its benefits.

Cllrs Carter and Hare addressed the Committee and raised the following points:

- The overall application and securing of HLF funding were supported as part of delivering the masterplan for the Palace.
- The reservations outlined by the objectors regarding the plans for the studios were echoed, in particular the removal of the bricked in arches, which although considered unattractive, were an important, externally visible part of world history having been fundamental to the operation of the studios. It was considered that more thought needed to be put into the plans for the studios and that the rationale outlined for the structural changes were not sufficiently strong and would endanger any future bid for UNESCO world heritage status.
- It was requested that the studio walls be left as reserved matters, with the final decision referred to a panel of experts, to avoid impeding progress of other works under the application.
- A copy of an online petition against the application was submitted for circulation to the Committee.

Representatives for the applicant including the Chief Executive of Alexandra Palace and the Chair of the Palace Board addressed the Committee and raised the following points:

- Letters of support had been received on behalf of Ian Logie Baird, Simon Vaughn and the Director General of the BBC.
- The Palace was an iconic building but required significant investment to achieve the site wide masterplan, developed following extensive consultation, with a view to securing the sustainability of the Palace as a public destination.
- The plans would open up the BBC studios and theatre to daily public access in the interests of achieving a balance between sustainability and accessibility.
- It was considered that the scheme was a sensitively thought through and imaginative way of celebrating the Palace's heritage, and needed to be considered as a whole, on its merits.
- Extensive consultation had been undertaken on the plans, developed under the wider masterplan. This had involved engagement, amongst others, with statutory consultees, residents groups, Palace groups and local people over a two year time period, with the plans receiving widespread endorsement and support.
- The plans were fully endorsed by the Alexandra Palace and Park Board in capturing the history of the Palace in a sustainable way as well as making a positive statement on regeneration in the borough.
- Wide visitor appeal was required under the plans and which it was considered could not be achieved through a straight reconstruction of the BBC studios.
- Removal of the colonnade infills would restore the outward expression of the building as an open public building as originally conceived prior to the bricking up by the BBC for the studio space. The visual link to the Palace

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Park would also be restored. This approach was backed by English Heritage's consultation response, who also provided assurance that it was highly unlikely that the removal of the infills would jeopardise world heritage designation aspirations for the Palace.

- The BBC studios had historical as opposed to architectural merit. The walls were also in poor condition.

The Committee raised the following points in their discussion of the application:

- Confirmation was provided that any Secretary of State approval for Listed Building Consent would take approximately a month to be granted.
- In response to a question regarding fire sprinkler provision, representatives for the applicant confirmed that a sprinkler system was already in place in the East Court zone and there were no plans at present to extend this to the rest of the building. A fire protection plan had been drafted by an engineer as part of the application and included the provision of additional fire escape routes
- Further clarification was sought on the impact of the plans on any future UNESCO world heritage site designation application. English Heritage confirmed that this status was awarded for cultural as well as historic reasons and providing there was outstanding universal interest, a case could be made for the Palace to be designated, notwithstanding the minor alterations proposed to the building.
- Elucidation was sought on the Victorian Society's support for the removal of the bricked in colonnades. English Heritage advised that despite the objector's assertions that the changes made to the building by the BBC were historically important over the restoration of the Victorian façade, in determining the application a judgement was required over the balancing of historical and architectural interests. The planning duty was to enhance, where possible, all elements of significance and to assess whether harm to any significant elements i.e. removal of blocked colonnades, was outweighed by the public benefit. English Heritage confirmed their view that this approach had been reflected in the application. The legal officer also drew the attention of the Committee to the statutory test to be applied regarding the determination of the conservation issue which was set out within the agenda pack.
- English Heritage provided further clarification that the building had been Listed for its architectural interest as a Victorian palace complex and its historic interest for the BBC phase of the building.

The Chair moved the recommendation of the report, including the amendment to the Listed Building Consent recommendation and amendments to planning permission conditions outlined within the tabled appendix, and it was

**RESOLVED**

- That planning application HGY/2014/3122 for planning permission be approved subject to conditions and subject to a s111 Legal Agreement to secure £3k for Travel Plan monitoring costs.

**TIME LIMIT**

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

**IN ACCORDANCE WITH THE APPROVED PLANS**

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

**TRAVEL PLAN**

3. Prior to the occupation of each aspect of the development the applicant shall submit a Travel Plan for each aspect and appoint a travel plan co-coordinator for the development and must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.

The travel plan must include:

- a) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.
- b) A commitment to provide additional cycling parking facilities if required following the annual review of cycling provision in accordance with the travel plan monitoring over a 3 year period.
- c) A cycle strategy to promote cycle to and from the site
- d) Public transport information with ticketing (electronic or paper) where possible and on the website.

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

**THEATRE EVENT MANAGEMENT PLAN**

4. Prior to the occupation of the theatre each aspect of the proposed development the applicant shall provide an event management plan/ local area management plan which includes the following information:

- a) Crowd management and dispersal including Stewarding
- b) Car park management plan
- c) Signage strategy to local transport interchange
- d) Shuttle bus strategy for local transport interchanges (Wood Green, Archways Station and possible Finsbury Park)
- e) Coach drop off and collection
- f) Parking controls on Alexandra Place Way
- g) Taxi collection strategy

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

**CONSTRUCTION MANAGEMENT PLAN**

5. The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads surrounding the site is minimised. Construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods, the

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plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

**ARCHAEOLOGY**

6. A) No demolition or development shall take place on the east car park until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

**LOCAL EMPLOYMENT**

7. The applicant shall commit a named individual to participate in the Jobs for Haringey Initiative by working in partnership with the Assigned Officer to meet the requirements of the Jobs for Haringey Initiative during the implementation of the Development comprising:

- (i) using best endeavours for the procurement of not less than 20% of the onsite workforce employed during the construction of the Development to comprise of residents of the administrative area of the Council;
- (ii) in the event that the target set in (i) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (iii) using best endeavours for the procurement of half of the 20% referred to in (i) above to be undertaking training;
- (iv) in the event that the target set in (iii) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (v) to liaise with the Assigned Officer to help local suppliers and businesses to tender for such works as may be appropriate for them to undertake;
- (vi) to provide the Assigned Officer with any such information as is required to ensure compliance with these requirements.

APPCT shall work with the Council and the Haringey Employment and Recruitment Partnership to ensure that employment and training opportunities including jobs and apprenticeships arising from the Development post Implementation will be available to residents of the administrative area of the Council.

APPCT shall will designate a named contact to liaise with the Haringey Employment and Recruitment Partnership's lead contact to ensure efficient management and supply of local Council residents for employment and training opportunities post Implementation of the Development and the Haringey Employment and Recruitment Partnership will provide and prepare said Council residents for all employment and training opportunities and will be the sole conduit for any recruitment assessment screening testing and application support arrangements.

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Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community.

**ENERGY STATEMENT**

8. Prior to the commencement of construction works the applicant shall provide a further energy statement in order to demonstrate compliance as far as possible with London Plan Policy 5.2. The development hereby permitted shall be built in accordance with the approved energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.4 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

**CONSIDERATE CONSTRUCTORS**

9. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

**ECOLOGY**

10. The works shall be carried out in accordance with the recommendations set out in the Ecological Appraisal dated November 2014.

Reason: To ensure that the development will make a positive contribution to the protection, enhancement, creation and management of biodiversity and protect and enhance the surrounding Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

**SECURED BY DESIGN**

11. The development hereby approved shall achieve a Secured by Design accreditation The BBC Studios and Theatre shall not be occupied until an accreditation has been achieved.

Reasons: in the interest of public safety and to comply with Local Plan (2013) Policy SP11.

**TREE PROTECTION**

12. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, the measures set out in the Tree Protection method statement dated 20/10/2014 incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be implemented and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

**LANDSCAPING**

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local



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planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

**INFORMATIVE:** The development of this site has the potential to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

**INFORMATIVE:** All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

**INFORMATIVE:** The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers

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and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is the Brigade's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were.

**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.

**INFORMATIVE:** In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

- That planning application HGY/2014/3291 for Listed Building Consent be endorsed and recommended for submission to the Secretary for State for Communities and Local Government as an application for Listed Building Consent and to invite the Secretary of State to consider imposing the conditions as set out in the report as amended and added to in the addendum report.

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).

**IN ACCORDANCE WITH THE APPROVED PLANS**

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

1745/P/001/A, 1745/P/002/C, 1745/P/005/B, 1745/P/006/B, 1745/P/007/B, 1745/P/008/B, 1745/P/010/A, 1745/P/020/B, 1745/P/021/B, 1745/P/022/B, 1745/P/023/B, 1745/P/024/B, 1745/P/040/A, 1745/P/041/B, 1745/P/042/B, 1745/P/043/B, 1745/P/044/A, 1745/P/045/- , 1745/P/060/B, 1745/P/061/B, 1745/P/062/B, 1745/P/063/B, 1745/P/065/A, 1745/P/066/B, 1745/P/067/A, 1745/P/101/A, 1745/P/102/A, 1 1745/P/110/B, 1745/P/111/B, 1745/P/112/B, 1745/P/114/B, 1745/P/120/A, 1745/P/121/B, 1745/P/122/B, 1745/P/125/B, 1745/P/126/B, 1745/P/127/A, 1745/P/131/A, 1745/P/135/A, 1745/P/139/B, 1745/P/141/B, 1745/P/143/A, 1745/P/144/A, 1745/P/200/B, 1745/P/201/B, 1745/P/202/B, 1745/P/203/B, 1745/P/204/B, 1745/P/500/A, 1745/P/501/A, 1745/P/502/A, 1745/P/503/A, 1745/P/504/A, 1745/P/505/A, 1745/P/506/A, 1745/P/510/A, 1745/P/511/A, 1745/P/513/A, 1745/SU/005/A, 1745/SU/006/A, 1745/SU/007/A, 1745/SU/008/A, 1745/SU/010/A, 1745/SU/020/A, 1745/SU/021/A, 1745/SU/022/A, 1745/SU/023/A, 1745/SU/024/A, 1745/SU/041/A, 1745/SU/042/A, 1745/SU/043/A, 1745/SU/044/A, 1745/SU/060/A, 1745/SU/061/A, 1745/SU/062/A,

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1745/SU/063/A, 1745/SU/066/A, 1745/SU/101/A, 1745/SU/102/A, 1745/SU/110/A, 1745/SU/111/A, 1745/SU/112/A, 1745/SU/114/A, 1745/SU/120/A, 1745/SU/121/A, 1745/SU/122/A, 1745/SU/125/A, 1745/SU/126/A, 1745/SU/127/A, 1745/SU/131/A, 1745/SU/135/A, 1745/SU/139/A, 1745/SU/141/A, 1745/SU/143/A, 1745/SU/144/A, 1745/SU/200/A, 1745/SU/201/A, 1745/SU/202/A, 1745/SU/203/A, 1745/SU/204/A  
Reason: In order to avoid doubt and in the interests of good planning.

**WORKS TO MATCH EXISTING**

3. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

**HIDDEN FEATURES**

4. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

**UNBLOCKING WORK**

5. Notwithstanding the approved drawings all the unblocking work shall be undertaken carefully with sensitivity to remaining historic fabric. All works to be made good in suitable breathable materials following the completion.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

**DECORATIVE WALL FINISHES**

6. Notwithstanding the approved drawings, the existing Victorian decorative wall finishes within former Studio B shall be retained in situ.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

**OVERCLADDING**

7. Notwithstanding the approved drawings, the proposed over-cladding to the walls of the first floor corridor to the new BBC Exhibition Area shall be kept below the height of the existing 'on air' lights.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

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**EAST COURT**

8. The following details shall be submitted to and approved in writing by the LPA prior to the commencement of the respective works:

- a. Treatment of existing surfaces including samples of brickwork, flooring, walls, ceilings, repointing and cleaning of brickwork, rendering, decorative finishes, ironwork and paint finishes including samples as appropriate;
- b. Location of proposed acoustic banners and mechanism of hanging and retracting them
- c. Doors, windows, glazing, panels and glazed screening
- d. Proposed internal and external signage; and
- e. Under floor heating and any other servicing including lighting, CCTV.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

**BBC STUDIO AND EXHIBITION AREA**

9. The following shall be submitted to and approved in writing by the LPA prior to the commencement of the respective works:

- a. Details on new internal surfaces including walls, floors, ceilings, doors, lighting, staircases, windows, skylight over the grand staircase, servicing and any new items affixed to the building within the BBC foyer and pop up cafe area.
- b. A methodology statement or drawings, as appropriate, showing details of materials, opening works and method of construction for the internal lift;
- c. A methodology statement for the removal of the blocked arches and works of making good including reinstatement of the south colonnade and adjacent surfaces.
- d. Details of new and dummy window openings as well as the details of the windows to be reinstated and panelled with graphics along the southern colonnade.
- e. Details of proposed new balustrades and/or pelmets as applicable along southern colonnade.
- f. A methodology statement explaining the repair and treatment of existing historic surfaces within the studios, the gallery and the corridor including details of new internal surfaces: floors, walls, ceilings, doors, lights and window shutters, doors between the former studios and the first floor corridor;
- g. Details of consolidation and over-cladding of the existing Victorian

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decorative wall finishes within former Studio B;

- h. Details of daylight over corridor, existing light fitting, 'on air' lights and lighting track within former Studio A;
- i. Details of method of installation and height of the proposed panel over the existing surface along the corridor; and
- j. Works required to undertake electrical and other installations;

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

**THEATRE, FOYER AND NORTH EAST TOWER**

10. The following shall be submitted to and approved in writing by the LPA prior to the commencement of the respective works:

- a. Details on new internal surfaces to the Theatre, Theatre Foyer and North East Tower, including walls, floors, ceilings, doors, lighting, staircases, windows, skylight over the grand staircase, servicing and any new items affixed to the building;
- b. The proposed repair and treatment of existing historic surfaces within the Theatre
- c. A methodology statement to include details of strengthening works to the theatre roof structure, balcony and side galleries;
- d. Detailed drawing, sample or mock up (as appropriate) of the proposed junction between the newly laid floor within the Theatre and the surrounding historic fabric,
- e. Details of any proposed works to the stage or stage machinery;
- f. A methodology statement to include details of the proposed removal and relocation of the two plaster panels featuring pairs of gryphons, their new location and means of presentation;
- g. Details of any fixed means of interpretation of the Theatre, the associated stage machinery and the relocated plaster panes described in (f) above; and
- h. Details or samples of the proposed cleaning of interior brickwork to Theatre Foyer and the North East Tower following the removal existing plaster boards and rendering.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

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	<p><b>EXTERIOR WORKS</b></p> <p>11. The following shall be submitted to and approved in writing by the LPA prior to the commencement of the respective works:</p> <ul style="list-style-type: none"><li>a. All proposed or altered doors, windows including rooflights;</li><li>b. A method statement describing all exterior repair works;</li><li>c. Samples of all new materials to be used for the proposed repairs or new works, including new brick, stone, timber, render, mortar, decorative finishes, roofing materials and metalwork</li><li>d. Any building cleaning to include sample panels for prior approval;</li><li>e. All proposed new fixtures to the fabric including signage, lighting, CCTV Cameras and alarms including related cabling and paraphernalia; and</li><li>f. All new mansafes or gantry walkways at roof level: this should include analysis of the impact of their design and appearance and any associated fixings on the setting of the Palace and the surrounding historic environment.</li></ul> <p>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</p>
<b>PC22.</b>	<p><b>UPDATE ON MAJOR PROPOSALS</b></p> <p>The Committee considered an update on major planning proposals in the pipeline.</p> <p>Officers noted that a response remained outstanding to Cllr Rice's request at the last meeting for additional details of the Lea Valley Techno Park application.</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"><li>• That the update be noted.</li></ul>
<b>PC23.</b>	<p><b>APPLICATIONS DETERMINED UNDER DELEGATED POWERS</b></p> <p>The Committee considered an update report on applications determined under delegated powers between 1 and 31 January 2015.</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"><li>• That the report be noted.</li></ul>
<b>PC24.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Special Planning Committee 5 March.</p>

COUNCILLOR AHMET  
Chair