



## **ALEXANDRA PARK AND PALACE CHARITABLE TRUST BOARD**

**29 SEPTEMBER 2022**

**Report Title:** Planning Report

**Report of:** Emma Dagnes, Chief Executive Officer

**Purpose:** To update on project proposals previously presented and to seek approval to apply to the Local Planning Authority to extend Planning and Listed Building Consent for the use of the temporary pagoda on The Beach.

**Local Government (Access to Information) Act 1985 - N/A**

### **1. Recommendations**

- 1.1 To note the updates, and;
- 1.2 To approve the proposal to apply to the Local Planning Authority for Planning and Listed Building Consent to extend the use of the shaded wooden structure (the pagoda) on The Beach for two additional months a year (from March to November each year), subject to any comments from the Advisory and Consultative Committee Members.

### **2. Executive Summary**

- 2.1 In July 2022 the Board approved the submission of planning, listed building and advertising consent applications for Parking Management System, various projects to improve the visitor experience and for income generation. This report provides updates on those projects.
- 2.2 Following consultation with the Advisory and Consultative Committees in 2019 the Trust was granted the required Listed Building Consent and Planning Permission to install outdoor shading structures on The Beach area of the Phoenix Bar & Kitchen. The conditions of consent were that the temporary shaded seating structure (the 'pagoda') with benches would be removed annually outside of the months of March – September. This report also seeks approval to apply for an extension to the number of months the structure is permitted to be in place on The Beach, from 7 months (Mar-Sept) to 9 months in the year (Mar-Nov).
- 2.3 This report has been circulated to Advisory & Consultative Committee members, who have been invited to provide comments in advance of the Trustee Board meeting. However, the Committees will have an opportunity to discuss the proposal as a group at the next Joint Meeting of the Committees on 17<sup>th</sup> November and we have invited individual comments before the 29<sup>th</sup> September.

### **3. Update on projects brought to the Trustee Board in July.**

- 3.1 Following the last Board meeting in July, where several projects that require consent (planning, LBC or advert, or a combination of) were discussed, the team have progressed several workstreams with a view to formally submit applications in the coming weeks.
- 3.2 The applications that are likely to be submitted first are the parking management system, the post room and office for Visitor Services (from East Court) and the skywalk adventure project.
- 3.3 On 15 July, a formal pre-application meeting with the Haringey team took place to discuss the skywalk adventure proposal. Representatives from planning, conservation and transport were present. In principle, there was unanimous support for the proposal, as the planning team appreciated how the project aligned with the Trusts objectives and that it was a new, exciting and innovative way for visitors to enjoy the heritage setting of the Park and Palace whilst learning about its eclectic and inspiring past, present and future.
- 3.4 The Planning Authority has advised that to ensure the proposal is acceptable in planning and heritage terms, there needs to be an assessment undertaken on the existing make-up and condition of the Great Hall roof and a clear understanding of how new interventions into the listed fabric will be minimal, and the impact mitigated. It is also fundamental that the proposal does not have a negative impact on the local views of the Palace. These are all matters and considerations that had been previously identified by the APPCT team and therefore we are confident that we address these matters as part of the application which will be submitted within the next month.

### **4. Pagoda time limit extension (location in front of the Phoenix Bar & Kitchen)**

- 4.1 We will be applying for an extension to the time limit for the temporary pagoda on the Beach (located in front of the Phoenix Bar and Kitchen). At present, the permission allows for the pagoda to be in place from March to September (inclusive). We are simply applying for an extension to the time limit of 2 months (March – November inclusive).
- 4.2 It has been evident that during the pandemic (and out the other side), the pagoda has been used by more than just people coming to events. We have noticed lots of people using it for shade/ respite during the intensely hot weather, and school groups use it as their base for the start/ end of activities that take place here; it has been really popular in general for people coming up to the Palace for a drink or bite to eat; and appears to be a good meeting point for staff and non-staff, allowing for a safe, open and airy alternative to sitting in meeting rooms or the East Court; and of course, it has been an intrinsic part of the overall offer when we do host events on that side of the building.
- 4.3 It costs the Trust between £20k-£25k each year to dismantle, store and then reassemble the pagoda (storage costs being a significant percentage of the overall cost).
- 4.4 It is proposed that the time limit be extended to end of November. This would allow the team to trial the space as part of the visitor experience for the autumn/winter

season of gigs for 2022 (which run from September through to end of November), which will in turn allow for some savings to be made on storage costs, and hopefully improve revenue generation in terms of the events for the autumn/winter season. Advice sought from the Planning Authority has indicated that we would need to submit a new planning and LBC application. There would be no other changes made, just a request to extend the time the temporary pagoda is up (by two additional months).

**5. Legal Implications**

The Council's Head of Legal & Governance has been consulted in the preparation of this report and has no comments.

**6. Financial Implications**

The Council's Chief Financial Officer has been consulted in the preparation of this report and has no comments.

**7. Use of Appendices - None**

**8. Background Papers – Trustee Board Report 19 July 2022**