



JOINT MEETING OF THE STATUTORY ADVISORY AND CONSULTATIVE COMMITTEES

17 NOVEMBER 2022

Report Title: Planning Report

Report of: Emma Dagnes, Chief Executive Officer

Purpose: To update on project proposals previously presented to the Committees and to consult on the possibility of extending 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 consider 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).

2. Executive Summary

- 2.1 In 2019 the Committees were consulted on a proposal to install outdoor shading structures on The Beach area of the Phoenix Bar & Kitchen which was subsequently installed when the Trust was granted the required Listed Building Consent and Planning Permission.
- 2.2 The conditions of consent were that the temporary shaded seating structure with benches would be removed annually outside of the months of March – September.
- 2.3 For the reasons outlined below, the Trust is seeking to apply for an extension to the number of months the structure is permitted to be in place on The Beach, from 7 months (March-September) to 9 months in the year (March-November).
- 2.4 The Advisory and Consultative Committee are invited to provide comments to the Trustee Board and to note the updates on the projects presented to the Committees in June.

3. Update on projects brought to the SAC/CC in June.

- 3.1 Following the SAC/CC meeting in June, where several projects that require consent (planning, LBC or advert, or a combination of) were discussed, the team have progressed several workstreams with some applications now submitted.
- 3.2 The Listed Building Consent application to create a new opening from the East Court into the South East Office Building and the planning and advertisement consent application for the Parking Management System (parking charges) project have been submitted and are in the process of being checked.
- 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 few months.
- 3.5 Work to progress the Beach improvements project and the East Court Café Restaurant will commence in early 2023.

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 which is the area in-front of the Phoenix Bar and Kitchen) currently we are permitted to have the pagoda in place during the months 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); it is proposed that the time limit be extended to end of November. This would allow the team to enhance the visitor experience for the autumn/winter season of gigs (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. Use of Appendices - None

7. Background Papers - None