


Alexandra Park & Palace Board **on 6th October 2009**

Report Title: Haringey Heartlands Outline Planning Application
Report of: Mark Evison, Park Manager
<p>1. Purpose</p> <p>1.1 To advise the Board of the Outline Planning Application for the Haringey Heartlands developments.</p>
<p>2. Recommendations</p> <p>2.1 That the board considers the planning application and decides what comments, if any, it wishes to provide to the planning authority.</p>
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<p>3. Executive Summary</p> <p>3.1 The planning application was received by Haringey Council on 20th March 2009.</p> <p>3.2 The deadline for formal comments on the application has passed, however any comments made by the Board will be submitted to the planning authority for consideration.</p> <p>3.3 The development site is outside the boundaries of the park and palace, and the Board may consider that this does not affect the Trust's strategies and objectives.</p>
<p>4. Reasons for any change in policy or for new policy development (if applicable)</p> <p>4.1 N/A</p>
<p>5. Local Government (Access to Information) Act 1985</p> <p>5.1 No specific background papers other than those appended were used in compiling this report. The full application is available on the Haringey website (www.haringey.gov.uk) using reference number HGY/2009/0503</p>

Description

- 5.2 Alexandra Palace was not considered as a neighbour affected by this proposal and was not consulted.
- 5.3 Trustees considered the resolutions of an Urgency Sub-Committee of the Statutory Advisory Committee and the advice from the Trust Solicitor at the Board Meeting on 30th June 2009. Trustees resolved that the General Manager be asked to ascertain if the Heartlands application would be put to the Board for comments and advise accordingly of any required timescales.
- 5.4 The Planning Department have advised that the consultation period on the application has closed. However the decision meeting is unlikely to take place this year so any comments the Board wishes to submit can be included in the report for the Planning Committee. However, comments should be made as soon as possible.
- 5.5 The summary of the outline planning application is:
“for demolition of existing structures and redevelopment to provide a residential led, mixed-use development, comprising between 1,100 to 1,200 residential units (C3); with 460sqm to 700sqm of office uses (B1); 370sqm to 700sqm of retail/financial and professional services uses (A1/A2); 190sqm to 550sqm of restaurant/cafe/drinking establishment uses (A3/A4); 325sqm to 550sqm of community/assembly/leisure uses (D1/D2); new landscaping, public and private open space, and energy centre, two utility compounds, up to 251 car parking spaces, cycle parking, access and other associated infrastructure works.”
- 5.6 This outline planning application is a very large document and can be viewed in full on the Haringey Council website (www.haringey.gov.uk) using reference number HGY/2009/0503.
- 5.7 The townscape and visual effects document has many references to the impact on the views from the park and palace. The palace has been determined as a primary viewpoint. The developer has considered the impact that the development would have on the views from the palace as:
- Maximum parameters: long-term, local and of high adverse significance
 - Minimum parameters: long-term, local and of moderate adverse significance
- 5.8 The report has also considered the potential effects on the Palace and the setting of the park as permanent, local effects of minor adverse significance. With use of sensitive design to mitigate the effect is reduced to precautionary permanent, local effects of minor adverse significance.
- 5.9 The development site is outside the boundaries of the park and palace, and the Board may consider that this does not affect the Trust’s strategies and objectives.

6. Consultation

- 6.1 The Planning Authority has carried out a significant amount of consultation – both on the planning brief/framework back in 2005/6 and now on the outline application. No formal consultation letter was sent to the General Manager as the Planning Authority felt there was in principle no significant impact on the Palace and consultation letters are usually sent to immediate neighbours. There were also several site notices placed around the development site

7. Recommendations

- 7.1 That the board considers the planning application and decides what comments, if any, it wishes to provide to the planning authority.

8. Legal Implications

- 8.1 The Trust's solicitor and LBH Head of Legal Services have been sent a copy of this report.

9. Financial Implications

- 9.1 The development is not expected to have any negative impact on the Trust's budgets.
- 9.2 New residents in the area could increase the footfall for the palace and increase revenues.
- 9.3 The LBH Chief Financial Officer has been sent a copy of this report and has noted its contents.

10. Use of Appendices/Tables/Photographs

- 10.1 N/A