



## **MEETINGS OF THE STATUTORY ADVISORY COMMITTEE & THE CONSULTATIVE COMMITTEE**

**14 SEPTEMBER 2023**

**Report Title:** Planning Update

**Report of:** Richard Paterson, Director of Finance and Resources

**Purpose:** This report updates the Committees on various planning and development projects and seeks any feedback for recommendations to the Trustee Board.

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

### **1. Recommendations**

To note the content of this report and provide any advice or feedback to the Trustee Board.

### **2. Executive Summary**

- 2.1 In 2023 the Committees were consulted on proposals to update onsite signage, a new rooftop adventure and repairs to the North East Office Building. This report provides an update on the progress of these projects including the boundary fencing replacement which SAC and CC members were notified about by email.
- 2.2 A new proposal is also set out below for a 150<sup>th</sup> Celebration mural project.
- 2.3 The Committees are invited to consider the information and make any recommendations to the Trustee Board.

### **3. Signage Project**

- 3.1 The Trust will be submitting a listed building consent application for new internal signage before the end of the year. The Committees were consulted on the proposals in March 2023 to replace existing signs, mostly back of house, with some additional signs to improving wayfinding.

#### **4. Rooftop Adventure**

- 4.1 Planning and listed building consents were granted in August 2023. The Trust is now in the process of finalising quotes for the landlords works and is in discussions with Wire and Sky regarding the lease arrangements. The teams are working towards a spring 2024 opening.

#### **5. North East Office Building Emergency Repairs**

- 5.1 The Committees were previously consulted on planning and listed building consent applications relating to the North East Office Building Emergency Repair Works project to secure the currently derelict space.
- 5.2 A procurement exercise has been undertaken for the Delivery Phase and, at the time of writing this report, approval was being sought by the Trustee Board to award the contract, subject to the confirmation of Historic England grant funding.
- 5.3 The work is expected to start in October and will take 18 weeks to complete.

#### **6. North Yard Boundary security Fencing**

- 6.1 In July Committee Members were notified of the Trust's intention to submit an urgent application for planning and listed building consent (LBC) for work to replace and reinforce existing fencing around the North Yard. This involves removing the multitude of different fencing types and replacing it with a consistent new fenceline (counter-terrorism recommended). The new fence will be 2.4m in height, with approximately 50% of the fenceline consisting of a tight mesh design to allow light and views through whilst ensuring maximum security is maintained.
- 6.2 The finish will be predominantly powder-coated steel, in dark green. This shade has been selected as it is almost identical to the dark greens that have been applied to the external joinery at the eastern end of the building, granted as part of the East Wing Restoration Project (this heritage colour has precedent at the Palace, and the long-term aspiration is to repaint all external joinery and boundary treatments dark green).
- 6.3 The Friends of Alexandra Park have raised concerns about the potential loss of vegetation and habitats. Due to the urgent nature of the work, the Trust was unable to arrange an independent specialist survey before work started. Creating a secure perimeter is the priority aim of this project, however careful consideration has been given to the impact of the proposal on the setting and listing, with minimal disturbance and only the vegetation climbing/crossing the fence being cleared.

## 7. 150<sup>th</sup> Celebration – East Court Mural

- 7.1 The Trust was successful in its application to The National Lottery Heritage Fund for funding towards a commemorative 150<sup>th</sup> project led by the Creative Learning team.
- 7.2 Working with [The People's Picture](#) founder Helen Marshall, the project will promote collective discussions about peoples' connections to Ally Pally, past and present. People will explore and discuss the legacy of the Park and Palace focussing on topics such as heritage, identity and place, culminating in the creation of a giant photo mosaic which will be displayed in the Palace's East Court. It will also be available to view online as a virtual interactive artwork. the
- 7.3 The giant mosaic will be installed along the north wall adjacent to the Creativity Pavilion. See below for an example mock-up. A decision on which image to use is to be made shortly; we will be applying for listed building consent in the coming weeks.



## 8. Potential Telegraph Poles Proposal

- 8.1 The garden centre tenant has requested a fibre upgrade for their phone line as the existing copper line is no longer supporting their business needs. BT Openreach have surveyed the site and proposed a route (Appendix 1).
- 8.2 The network connection is on the pavement of AP Way opposite the Phoenix B&K. The line would then run underground to the paddock woodlands to an existing telegraph pole. Two new poles would then be required to carry the line over head to an existing pole at the southern end of the garden centre. The poles will be screened by the woodland and avoid the need to cut a 190 metre trench through tree roots. If the project proceeds it is likely to require planning permission so the Advisory Committee are requested to provide their advice.
- 8.3 A wayleave (a right of way granted by the Trust as landowner) will be required and will ensure that any disturbed ground will be reinstated and that the work is scheduled to avoid bird nesting season.

## 9. Legal Implications

- 9.1 The Council's Head of Legal & Governance has been consulted in the preparation of this report and advises as follows:

**Signage Project:** Changes to internal signage only need Listed Building consent if they affect the building as a listed building. Whilst this will need to be addressed on a case-by-case basis, to avoid unnecessary work for both the Trust and the Local Planning Authority it would be as well to obtain advice from the LPA on what, if any, of the proposals it considers needs consent.

**North East Office Building Emergency Repairs** No comments.

**North Yard Boundary security Fencing** No comments.

**150<sup>th</sup> Celebration – East Court Mural** As with the signage project, advice needs to be sought although the mock up strongly suggests that the works will need Listed Building consent.

**Potential Telegraph Poles Proposal** The body of the report addresses all pertinent issues, no further comment is necessary.

## 10. Use of Appendices

Appendix 1 – Garden Centre Telegraph Poles Plan