



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

Date: 17th September 2026
Location: Creativity Pavilion, East Court, Alexandra Palace
CC: 1800hrs
SAC: 1900hrs

Report Title: Statutory Approvals – Pipeline (Planning, Listed Building Consent and Advert Consent)

Purpose: The purpose of this cover report is to provide the Committees with an update on the pipeline of projects that are currently in various stages of design and that will require statutory approval.

Recommendations

That the SAC and CC members note the contents of the report and provide feedback prior to projects moving through the design process towards Planning and/or Listed Building Consent and/ or Advert Consent applications.

Executive Summary

There are several projects in varying stages of design which will require statutory consent before moving towards delivery. Note that all projects are subject to funding being secured, as well as the relevant permissions (planning, LBC and/or advert consent).

As in accordance with the Alexandra Park and Palace Acts, we are bringing this report to SAC and CC to advise of the applications that are likely to be submitted in 2026.

1. Overview of projects

The table below sets out the project names, scope and permission required. Note the Panorama Room Replacement Project has a separate standalone report as this is the project that is most developed and closest to submission.

Project Name	Scope	Permission required	Target submission
Creative Campus and Heritage Hub: Phase 1	North East Office Building, Theatre Courtyard, Transmitter Hall	Listed Building Consent	Nov 2026
Visitor experience improvements project (toilets)	Ice Rink/ BBC Wing (ground floor)	Listed Building Consent	Nov 2026
West Yard shutter upgrade	West Yard	Listed Building Consent	Oct 2026

2. Project details

The following section provides some additional information about the projects.

2.1 *Creative Campus and Heritage Hub: Phase 1*

This project builds on the 2024 funding provided by Historic England to save **the North East Office Building**. Work included stabilising the building, installing a new roof, floors, and repairing decaying brickwork. The next phase of the project will be to bring it back into use as a hub for our Creative Learning activities, building on the success of the team's work over the past decade, creating dedicated office and studio space, as well as a home for our volunteers and a publicly accessible archive studio.

The project also includes landscaping of the **Theatre and NEOB Courtyard areas**. This work will include surface treatment, the introduction of gates with access control for both vehicles and pedestrians (opening up the opportunity to programme the courtyard space, independently or as part of another event, to raise further revenue for the charity) as well as lighting and planting, building on the great work our gardening volunteers have carried out over the past few years.

The third part of the project is to make improvements to **the Transmitter Hall** to better serve Haringey Music Service and the community groups who use the space on a weekly basis. Plans are further behind for the Transmitter Hall and the Courtyards (we already have LBC secured for the NEOB) so a new LBC application will need to be submitted for

these spaces. There are several options being investigated, one of which includes removing and relocating the Transmitter Hall bar, which will allow for increased capacity and improved circulation and storage. Other interventions include the opening up and restoration of the window openings along that part of the South Terrace and the reconfiguration/ removal of the fire escape stairs. This will allow for operational improvements as well as enabling conservation and restoration of the southern façade.

The Trust will be arranging a Pre-Application Meeting with the Local Planning Authority (Haringey Council) prior to submission.

2.2 Visitor experience improvements project (toilets)

Feedback from visitor surveys consistently cites negative comments about toilet provision. The East end of the building suffers particularly, given the concentration of activity and events that take place simultaneously (ice hockey, theatre, Great Hall concert).

In addition, each live music events requires additional toilets to be hired in, these toilets are temporary and alongside the additional cost it is not the customer experience we wish to deliver. This project will introduce new facilities which will accommodate major events and reduce the reliance on temporary toilets.

Working with a professional team, we now have a robust feasibility study on toilets, which has examined 6 potential options for installing new facilities on the East side of the building. Both Ice Rink Corridor and the end spaces at ground level towards the East of the building within the BBC wing have been considered.

The study has confirmed that there are several viable approaches to delivering additional WC provision to support East Court, Ice Rink and Great Hall. The options tested demonstrated a clear balance between minimising intervention within the existing Ice Rink Corridor structure and taking advantage of the longer-term opportunities presented by BBC Wing.

Prior to moving to the next stages of design, the Trust will arrange for a Pre-Application Meeting with the Local Planning Authority (LPA) to discuss the preferred option.

2.3 West Yard Shutter Upgrade

The West Yard Shutter requires a full upgrade. The single shutter will be replaced with two smaller shutters; this will ensure that there is always a contingency shutter should one malfunction. Other benefits include reducing the amount of heat lost when the shutters are open in the winter, increasing the overall security of the West Yard, and improving the speed/ efficiency of the shutters – the specification is aligned with the types of shutters

used in warehouse operations. Further benefits of moving to this style of shutter is that off-the-shelf parts can be ordered if needed.

In addition to the two new shutters, a column will need to be installed into the frame. This project will require a Listed Building Consent application.

3. Funding and Delivery Considerations

Each project requires funding that is outside of the capital budget allocation the Trust has for 2026/2027.

For the Creative Campus project, a Development Phase application to the National Lottery Heritage Fund is in progress. To support this application there are several other trusts and foundations that will be approached for match funding. Once permissions and funding have been secured, we estimate the delivery phase (construction) will start in 2028.

The other projects will require funding from other sources, including capital budget allocation. These projects are scheduled for delivery 2027.

4. Next Steps

A timeline of next steps is set out in the table below:

Date	Step
Creative Campus Phase 1	
Aug – Nov 2026	Development Phase application to NLHF worked up; pre-application with Haringey Council; submission of LBC application for Transmitter Hall and Courtyards
February 2027	Outcome of Development Phase application and LBC application (if both positive, move on to Delivery Phase application)
Feb - July 2027	Work up a Delivery Phase application
Aug 2027	Delivery Phase submission
Visitor experience improvements (toilets)	
Sept 2026	Pre-application meeting with Haringey Council
Oct - Dec 2026	Work up preferred option to RIBA Stage 3
Jan 2027	Submit LBC application
Apr 2027	LBC decision (if positive, move onto Technical Design phase (RIBA Stage 4))
West Yard Shutter Upgrade	
Aug – Oct 2026	LBC application to be worked up and submitted
Feb 2027	LBC decision
Apr 2027	New shutter installed

7. Legal Implications

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

8. Financial Implications

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

9. Use of Appendices

Appendix 1 - Creative Campus: General Arrangement Plan