

Report Title: **The Islands: Planning Application**

Report of: **Mark Evison, Park Manager**

1. Purpose

1.1 To advise the committee of the tenant's proposals for the existing Islands Building in the Grove.

2. Recommendations

2.1 That the committee considers the application and decides what advice, if any, it wishes to provide to the Board of Trustees regarding this proposal in advance of a formal planning application being submitted.

Report Authorised by: **Andrew Gill, Interim General Manager**.....

Contact Officer: **Mark Evison, Park Manager, Alexandra Palace & Park, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 2121**

3. Executive Summary

3.1 345 Preschools Ltd wish to make improvements to the Islands Building in the Grove
 3.2 The improvements would result in a larger building and an improved service for local children.
 3.3 The works will require planning permission and landlord's consent.

4. Reasons for any change in policy or for new policy development (if applicable)

4.1 N/A

5. Local Government (Access to Information) Act 1985

5.1 No specific background papers other than those appended were used in compiling this report.

6. Description

- 6.1 The current tenant of the Islands building, in the Grove is 345 Preschools Ltd, who operate a children's day nursery.
- 6.2 They are proposing alterations to the building which will require planning permission. The description of the proposal is "Refurbishment and a single story rear extension to the building to create improvements to the current setting".
- 6.3 The main changes will be to the east and south elevations. The timber built extension will be wooden clad 'hut in the forest' style and a canopy will be constructed on the southern side. The eastern flank extension will include a new window – a child height observation window - which will be visible from the park.
- 6.4 The current building has been developed in a piecemeal way and there are leaks and other problems with temporary structures.
- 6.5 The sketch plans submitted by the tenant's architects show the style and type of construction proposed.
- 6.6 Representatives from the 345 Preschool will be available at the meeting to answer questions. If possible, the committee clerk should be notified of any specific questions in advance.
- 6.7 345 Preschools are a long term tenant well established on site. They provide pre-school education to local children at a number of sites in the local area.
- 6.8 If granted planning permission and landlord's consent, the works would commence in August 2010.

7. Consultation

- 7.1 This report forms part of the Trustee's process of seeking advice from the Advisory Committee under the Alexandra Park and Palace Act 1985.
- 7.2 The planning process invites comment from a much wider group of interested parties who may also put forward comments to the Planning Authority.
- 7.3 Public consultation by the tenant through posters and the internet has been carried out.
- 7.4 The tenant has also written directly to The Friends of Alexandra Park and The Alexandra Park and Palace Conservation Area Advisory Committee.

8. Recommendations

- 8.1 That the committee considers the application and decides what advice, if any, it wishes to provide the board of trustees regarding this application.

9. Legal Implications

9.1 The Trust's solicitor was provided with a draft of this report and his advice has been taken into account in the production of this final version.

9.2 The LBH Head of Legal Services has been sent a copy of this report.

10. Financial Implications

10.1 The LBH Chief Financial Officer has been sent a copy of this report.

11. Use of Appendices/Tables/Photographs

N/A