

Report Title: **Planning Proposals by Capital Gardens Ltd**

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

1. Purpose

- 1.1 To advise the committee of the proposals for the Garden Centre submitted by the tenant, Capital Gardens Ltd.

2. Recommendations

- 2.1 That the committee considers the proposals and indicates if it has any advice for the Alexandra Palace and Park Board.

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 The garden centre tenant has advised officers that they wish to make two developments within their demise.
3.2 The first is to convert some old sheds in to a new retail area
3.3 The second is to construct a new pergola as a shelter for sensitive bedding plants.

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 Having regard to the provisions of the 1985 Act the Alexandra Park and Palace Advisory Committee is being asked to consider and provide advice to the Alexandra Palace and Park Board upon the proposals for the Garden Centre that require planning permission.
- 6.2 The Advisory Committee is reminded that its duty in considering the matter and giving advice, is to promote the objects of the charity and assist the trustees in fulfilling the trusts.
- 6.3 The Garden Centre is currently leased by Capital Gardens Ltd, a long term tenant which has been onsite for twelve years. The premises were built by a predecessor tenant who acquired the site in the 1980s.
- 6.4 They wish to redevelop two areas of their demise and the proposals will require planning permission.
- 6.5 Both areas are within the existing site boundary and are not visible from the public park. The Garden Centre is not included in the Alexandra Park and Palace Conservation Area.
- 6.6 A representative of Capital Gardens will be present at the committee meeting to provide more details.

New retail area

- 6.7 The first proposal requires the demolition of existing wooden and brick sheds along the eastern boundary. A new contiguous structure will be erected to provide a new retail area.
- 6.8 The existing locked gateway at the north of this area will be replaced with a new turnstile to greatly improve the pedestrian access to the site. It will be a safer and more convenient access point.

New bedding area

- 6.9 This proposal requires the demolition of two existing pergolas and the felling of a tree. This will facilitate the construction of a new timber framed pergola. This structure will be clad with polycarbonate sheets to provide a weatherproof area to protect bedding plants from the elements.
- 6.10 The tree is an ornamental variety of Alder, *Ulmus glutinosa* 'Imperialis.' A replacement tree is proposed.

7. Consultation

- 7.1 This report forms part of the Alexandra Palace and Park Board'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 The tenant will also erect posters in-store to advertise the proposals to the public.

8. Recommendations

- 8.1 That the committee considers the proposals and indicates if it has any advice for the Alexandra Palace and Park Board.

9. Legal & Financial 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 and has no specific comments.
- 9.3 The LBH Chief Financial Officer notes the report.
- 9.4 The lease is subject to rent review based on turnover so an improved trading position for the Garden Centre will increase the Trust's income.

10. Use of Appendices/Tables/Photographs.

- 10.1 Maps and plans attached