

Report Title: **Network Rail Proposals**

Report of: **Mark Evison, Park Manager, Alexandra Palace Charitable Trust**

1. Purpose

1.1 To inform the committees of the proposals by Network Rail and ask if the committees have any advice they wish to offer the Alexandra Palace and Park Board.

2. Recommendations

2.1 That the committees note the content of this report.

2.2 The committees consider what advice, if any, they wish to offer the Board.

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



Contact Officer: **Mark Evison, Park Manager, Alexandra Palace & Park,
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3. Executive Summary

3.1 Network Rail is considering new rail sheds which will be located off-site, but will be visible from the park and palace.

3.2 The sheds are scaled down from the original proposal, but full details are not yet known as a planning application has not been submitted.

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 N/A

6. Background

- 6.1 Network Rail is proposing new sheds on operational railway land between Hornsey and Alexandra Palace stations. Due to their large size, these sheds will be visible from the park and palace. Trust officers were notified of this proposal by a letter from Network Rail received on 17th January 2011.
- 6.2 The sheds will be an addition to the existing industrial landscape in the area south-east of the palace. The current proposal has been scaled-down from the original plans which were stalled in 2009. The proposed height of the buildings is 11.05 metres. The site is adjacent to the proposed location of the Haringey Heartlands Development.
- 6.3 Detailed descriptions are not readily available at the time of writing, but Network Rail's press release indicates that a formal planning application will be submitted in March. The approximate location has been marked on the plan at Appendix 1.
- 6.4 The protected view of St Paul's Cathedral from the terrace will not be affected by this development. The main views from the terrace over central London, The City and Docklands will not be altered by this development.
- 6.5 Under Section 9(3) of the Alexandra Park and Palace Act the Advisory Committee must be consulted and the Board should have due and proper regard to its advice and use their best endeavours to give effect to such reasonable recommendations as are expedient in the interests of the charity and consistent with the trusts.
- 6.6 The functions of the Advisory Committee are laid out at paragraph 19 of Schedule 1 of the Act and the committee is required "to promote the objects of the charity and assist the trustees in fulfilling the trusts by considering and advising" on a number of matters.
- 6.7 Paragraph (v) of Schedule 1 relates to planning proposals on land that is within the ownership of the trustees and subject to the trusts upon which it is held. However, this particular proposal will impact on the views from the park and palace and it is recognised that the views are a significant feature and attraction of the site, therefore officers consider it appropriate to notify the Advisory Committee, albeit that this is outside the statutory process of consultation.
- 6.8 The Consultative Committee can consider this item under the first object of its constitution: "To give representatives of appropriate local and national organisations the opportunity of full discussion on general matters affecting Alexandra Palace and Park."
- 6.9 Although the committees may decide to advise the Board of the impact the development may have on the park and palace, members are reminded that they may as groups, societies or individuals, comment on the proposals as part of the planning process.

7. Recommendations

7.1 That the Committee notes the content of this report.

7.2 The Committee considers what advice, if any, it wishes to give to the Board.

8. Legal Implications

8.1 The Trust's solicitor's advice has been incorporated into this report.

8.2 The LBH Head of Legal Services has no specific comments on this report.

9. Financial Implications

9.1 LBH Chief Financial Officer notes the contents of this report.

10. Use of Appendices/Tables/Photographs

10.1 Appendix 1: location plan