

Planning Committee 7th April 2014

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

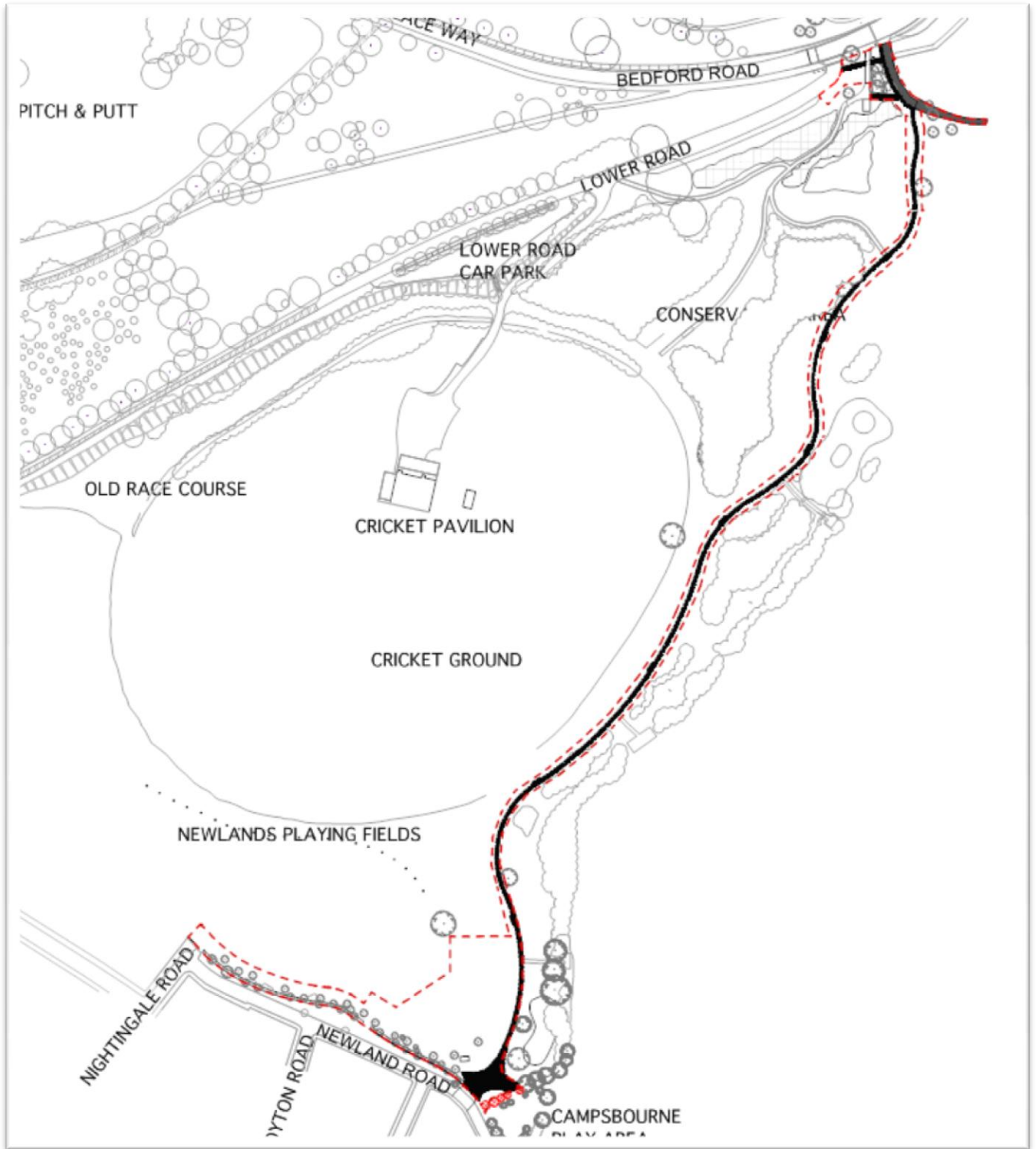
Reference No: HGY/2014/0559	Ward: Alexandra
Address: Alexandra Palace Alexandra Palace Way N22 7AY	
Proposal: Improvement to path network, resurfacing Network Rail access road, installation of new trees and plants, installation of new fence and gates to Campsbourne Nursery playground, installation of new railings along boundary to Newland Road	
Existing Use: Palace and Park Grounds. Multi Use. Proposed Use: No change.	
Applicant: Mr Mark Evison Alexandra Palace Charitable Trust	
Date received: 26/02/2014	
Drawing number of plans: 1324_P_001 Rev A; 1324_P_002 Rev A; 1324_P_003 Rev A; 1324_P_004 Rev A; 1324_P_005 Rev A; 1324_P_006 Rev A; 1324_P_007 Rev A; 1324_P_008 Rev A; 1324_P_009 Rev A; 1324_P_010 Rev A; 1324_P_011 Rev A; 1324_P_012 Rev A; 1324_P_020 Rev A; 1324_P_021 Rev A; 1324_P_022 Rev A; 1324_P_023 Rev A; 1324_P_024 Rev A; 1324_P_025 Rev A; 1324_P_026 Rev A; 1324_P_027 Rev A; 1324_P_028 Rev A; 1324_P_029 Rev A; 1324_P_030 Rev A; 1324_P_031 Rev A; Design and Access Statement Rev E; Planting Schedule Rev B.	
Case Officer Contact: Anthony Traub	
PLANNING DESIGNATIONS: Road Network: B Road Conservation Area: Alexandra Palace and Park Area of Special Character SINC Borough Grade 1 Metropolitan Plan Land	
RECOMMENDATION GRANT PERMISSION subject to conditions.	

SUMMARY OF REPORT:

The proposal involves the repaving of an existing footpath between the Bedford Road entrance and the Campsbourne Nursery hub, resurfacing the existing Network Rail access road, planting (trees, defensive planting, and meadow planting) in areas associated with the path, new railings (1.22m in height with 900mm wide hedgerow behind) along Newland Road and new fences and gates (2m in height, mesh fencing and gate) to the playground at Campsbourne Nursery. The proposal is considered to be essential in the improvement of the public open space that will improve the access and permeability through Alexandra Palacepark. Therefore, the proposal is considered to enhance the visual amenities of the park, preserve and enhance the character and appearance of the Alexandra Palace conservation area generally whilst not harming the historical assets of the site. Given the above, this planning application is recommended for APPROVAL subject to the imposition of appropriate conditions.

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1.0 PROPOSED SITE PLAN



Proposed Site Plan

2.0 SITE LOCATION AERIAL



Site Location Aerial

3.0 SITE AND SURROUNDS

- 3.1 The site relates to a strip of land running along the eastern side of Alexandra Palace park, in close proximity with the adjacent cricket pitches. The three areas subject to the proposed works are the access of Bedford Road, the hub at Campsbourne Nursery and the existing pathway. The path links the Bedford Road entrance to Campsbourne Nursery with the existing path and is clearly in need of improvement.
- 3.2 The Bedford Road entrance sits to the north of the site and has a number of issues which contribute to it being an unappealing point of entrance to the park. Dense vegetation around this entrance results in the entrance being obscured and dangerous because of the reduced visibility to the park. In addition to these safety and visibility issues, access to the park is problematic at this point as the main pedestrian route uses the Network Rail access, which has the potential to conflict with vehicular movements.

- 3.3 The hub at Campsbourne Nursery, which has similar issues to that of the Bedford Road entrance, provides a cramped entrance with limited visibility, few places to sit with the nursery having little interaction to the park.
- 3.4 The path that currently connects the two entrances is in need of improvement and appears well used and tired in appearance.
- 3.5 The application site falls within land designated as Metropolitan Open Land (MOL) and is on land designated of Grade I Borough ecological importance. In addition the land falls within a Conservation Area, Alexandra Park is designated as a Historical Park and Alexandra Palace is a Grade II listed building. The application site and the rest of Alexandra Park is managed by Alexandra Palace Trust.

4.0 PLANNING HISTORY

4.1 Planning Application History

- 4.1.1 HGY/2004/1495 - Use of site as a Farmers Market operating every Sunday between 0930 and 1700 hours. – Approved 21-09-04
- 4.1.2 HGY/2005/0325 - Demolition of existing putting kiosk and erection of new putting kiosk. – Approved 07/04/2005
- 4.1.3 HGY/2005/0330- Provision of canopy, alterations to elevation, remodelling of boat store and cafe buildings. Boat store to be used as cafe and cafe to be used as boat store. – Approved 05/04/2005
- 4.1.4 HGY/2005/1566 - Erection of single storey toilet block comprising 1 x disabled boys toilet and 1 x disabled girls toilet. – Approved 06/10/2005
- 4.1.5 HGY/2007/0958 - Variation of Condition 1 (limit to operating period) attached to planning permission reference HGY/2004/1495 to allow use of site as a farmers market operating every Sunday between 0930 and 1700 hrs for a further five years. – Approved 03/07/2007
- 4.1.6 HGY/2009/1591 - Construction of a new exercise and sports facility on part of the Newlands Playing Field. – Refused 08/12/2009
- 4.1.7 HGY/2012/1643 - Installation of an underground irrigation tank and associated sprinkler heads. Relocation four existing temporary storage containers to form a more compact storage area. – Approved 13/11/2012.

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy Framework (NPPF)

5.1.1 The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). This policy document states that "access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision." (Para. 73).

5.1.2 London Plan 2011

Policy 7.17 Metropolitan Open Land
Policy 7.19 Biodiversity and access to nature

5.1.3 Haringey Local Plan 2013

SP0 Presumption in favour of sustainable development
SP5 Water management and Flooding
SP7 Transport
SP11 Design
SP12 Conservation
SP13 Open Space and Biodiversity
SP15 Culture and Leisure
SP16 Community Facilities
SP17 Delivering and Monitoring the Local Plan: Strategic Policies

5.1.4 Haringey Unitary Development Plan 2006 'Saved Policies'

UD3 General Principles
ENV5 Works Affecting Watercourses
OS3 Significant Local Open Land
OS4 Alexandra Park & Palace
OS5 Development adjacent to Open Space
OS8 Heritage Land
OS17 Tree Protection, Tree Masses and Spines

5.1.5 Supplementary Planning Guidance

SPG2 Conservation & Archaeology
SPG8d Biodiversity, Landscape & Trees

6.0 CONSULTATION

Ward Councillors (Alexandra & Hornsey)
LBH - Arb - Alex Fraser
LBH - Conservation Team

LBH - Parks
LBH - Transportation
Alexandra Palace Residents Association
Alexandra Palace Manager
Alexandra Palace & Park CAAC
Natural England
Environment Agency
Lee Valley Regional Park Authority
Greater London Authority

7.0 RESPONSES

- 7.1 LBH Transportation: Initially objected to the path being under 2m in width. However, upon further consideration, the proposed path is not considered a shared use path (which is required to be wider) with the proposal considered to be an improvement to what is currently existing on site. Furthermore, there are slip ways proposed to allow passing a certain intervals should the path be used by cyclists
- 7.2 Natural England: No objection to the proposal.
- 7.3 Alexandra Palace & Park CAAC: Supports the proposal.
- 7.4 English Heritage: No objection to the proposal.
- 7.5 London Parks and Gardens Trust: No comments received.
- 7.6 Garden History Society: No comments received.
- 7.7 1 letter in support was received from a member of the public.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 The main issues in respect of this application are considered to be:

- Principle of development;
- Design and Layout
- Transportation;
- Effect on the conservation area and visual amenities of the park; and
- Trees.

8.2 Principle of Development

8.2.1 The proposal involves the repaving of an existing path between the Bedford Road entrance and the Campsbourne Nursery hub, resurfacing the Network Rail access road, planting (trees, defensive planting, and meadow planting) in areas associated with the path, new railings along Newland Road and new fences and gates to the playground at Campsbourne Nursery.

8.2.2 The works are considered to be necessary in order to facilitate the continued use of the park as a successful open space destination to the benefit public.

8.2.4 Overall, the proposal is considered to be acceptable and would improve the appearance, accessibility and permeability through the park, and is seen to improve an important public open space within the borough. The proposed works would also preserve and enhance the character and appearance of the Alexandra Palace Conservation Area and safeguard the historical context of the park in line with Section 66 and Section 72 of the 1990 Town and Country Planning Act (Listed Buildings and Conservation Areas). This is in generally accordance with the NPPF, London Plan policies 7.17 and 7.19, Local Plan policies SP0, SP5, SP11, SP12, SP13, SP15, and SP16, Saved Unitary Plan policies UD3, OS3, OS4, OS5, OS8, and OS17; and SPG2.

8.3 Design and Layout

8.3.1 The proposal involves the improvement to several features within the park.

8.3.2 The Bedford Road entrance will benefit from new paving, tarmac and a tarmac with rolled aggregate to replace existing tired tarmac surfaces, new earth bunds (reusing topsoil from the site) for meadow planting, new timber bollards, new pedestrian paths, and tree planting.

8.3.3 The Hub at Campsbourne Nursery will benefit from new paving, timber seating, a poppy meadow and improved landscaping, timber bollards and new railings to Newland Road (1.22 metres high with box hedge behind).

8.3.4 The footpath upgrade will take an existing partially paved and partially dirt track and formalise it using a tar and chip surface with a buff coloured aggregate.

8.3.5 These additions are seen to improve the areas they are associated with greatly whilst either reusing materials (such as the top soil for planting) or using materials that are sensitive to the park environment and that have been used throughout the park itself.

8.3.6 Overall, the proposal would not introduce new fixtures to the park, but improve existing facilities with a palette of materials that is already commonly used throughout the park and which are considered to be sensitive to the park's historic setting. The proposal is therefore considered to be in accordance with the NPPF, London Plan policies 7.17 and 7.19, Local Plan policies SP0, SP5, SP11, SP12, SP13, SP15, and SP16, Saved Unitary Plan policies UD3, OS3, OS4, OS5, OS8, and OS17; and SPG2.

8.4 Transportation

8.4.1 The proposal involves the upgrading of the existing path between the Bedford Road entrance and the Campsbourne Nursery hub. This path is well below

standards to be considered a shared path (cyclist/pedestrian) under the current TfL standards, mainly due to its width. TfL standards expect shared paths to be at least 3m wide, which can be reduced to 2m should the setting be in a sensitive setting, such as this site. The current proposal would improve the standard of the path greatly but still fall short of the 2m width requirement. However, it is considered that a narrower path would have less impact on the sensitive nature of the open space. Furthermore, slip ways are provided throughout the length of the path to allow safe overtaking with the path itself not advertised as a cycle path.

8.4.2 Overall, and on balance, the proposal is considered to be acceptable in providing a pedestrian path through the park. In the likely event that cyclists do use the path, slip ways have been provided to allow passing.

8.5 Effect on the Conservation Area, the Visual Amenity of the Park and impact on the MOL.

8.5.1 The proposal will not introduce any new fixtures but will refurbish, enhance or replace existing fixtures on the site, which would not impact on the visual amenities or heritage asset of the park and the MOL generally. The proposal is considered to preserve and enhance the character of the conservation area. Further landscaping and tree planting coupled with new paving and new railings/gates are seen as an improvement that will enhance the visual amenities of the park, MOL and the conservation area generally. Due to the minor nature of the proposed works and the fact that the structural works (gates, fencing and new paving) would replace and enhance features that are already in existence, the proposed works are not considered to be inappropriate development within MOL.

8.5.2 Overall, the proposal is considered to be acceptable and would improve the visual appearance, accessibility and permeability through the park, preserve and enhance the appearance of the conservation area generally, and is seen to improve an important public open space within the borough. This is in generally accordance with the NPPF, London Plan policies 7.17 and 7.19, Local Plan policies SP0, SP11, SP12, and SP13, Saved Unitary Plan policies UD3, OS3, OS4, OS5, OS8, and OS17; and SPG2.

8.6 Trees

8.6.1 The proposal would involve the removal of some trees (8 trees at the Campsbourne Nursery Hub and some shrubbery along the route of the path), however, given the limited nature of the tree removals and that there would be substantial replanting throughout the site (15 new trees over 4m in height including substantial meadow planting, shrubs and hedgerows), the tree removals are considered to be acceptable. Retained trees that are in close proximity to the proposed works need to be protected during any construction works. A condition has been included to ensure tree protection measures are in place for existing trees, to protect them during construction.

9.0 HUMAN RIGHTS

9.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

10.0 EQUALITIES

10.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

11.0 CONCLUSION

11.1 The proposal involves the repaving of an existing path between the Bedford Road entrance and the Campsbourne Nursery hub, resurfacing the Network Rail access road, planting (trees, defensive planting, and meadow planting) in areas associated with the path, new railings along Newland Road and new fences and gates to the playground at Campsbourne Nursery. The proposal is considered to be essential to the improvement of the public open space that will improve the access and permeability through the park. The proposal is considered to enhance the visual amenities of the park and the character and appearance of the Alexandra Palace conservation area generally whilst not harming the historical assets of the site. Given the above, this application is recommended for APPROVAL subject to the imposition of conditions.

12.0 RECOMMENDATION

12.1 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no. HGY/2011/0559 and the Applicant's drawing No's 1324_P_001 Rev A; 1324_P_002 Rev A; 1324_P_003 Rev A; 1324_P_004 Rev A; 1324_P_005 Rev A; 1324_P_006 Rev A; 1324_P_007 Rev A; 1324_P_008 Rev A; 1324_P_009 Rev A; 1324_P_010 Rev A; 1324_P_011 Rev A; 1324_P_012 Rev A; 1324_P_020 Rev A; 1324_P_021 Rev A; 1324_P_022 Rev A; 1324_P_023 Rev A; 1324_P_024 Rev A; 1324_P_025 Rev A; 1324_P_026 Rev A; 1324_P_027 Rev A; 1324_P_028 Rev A; 1324_P_029 Rev A; 1324_P_030 Rev A; 1324_P_031 Rev A; Design and Access Statement Rev E; Planting Schedule Rev B; and subject to the following conditions:

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

13.0 APPENDICES

13.1 Consultation responses

No	Stakeholder		Questions/Comments	Responses
1	LBH – Conservation and Design		No objection to the proposal. Conditions recommended requiring details of materials	As noted in condition 3.
2	LBH – Waste Management		No objection.	Condition 15 requires details of waste storage
3	Garden History Society		No comments received	Any comments received prior to Committee will be presented to Members as an addendum.
4	Natural England (NE)		Statutory nature conservation sites: No objection. Protected species: NE has not assessed the application and associated documents for impacts on protected species.	
5	English Heritage		No objection to the proposal. Recommends that consultation be undertaken with the Garden History Society	
6	London parks and Gardens Trust		No comments received	Any comments received prior to Committee will be presented to Members as an addendum.

7	Neighbouring Properties 1 letter of support.	<p>I very much welcome the plan to upgrade the footpath through Alexandra Palace from Bedford Road to Newland Road. I live in Miles Road to the south and regularly use the path to visit my parents in Victoria Road to the north, so improving the link will benefit me personally a lot. However, the following queries are raised:</p> <ul style="list-style-type: none"> • Bedford Road entrance. I never felt that entering the park would be unsafe here, it is rather nice to have a wooded entrance, it makes this area seem more natural. Maybe more of the vegetation can be left than planned at present, but will be good to make the entrance more visible. • The passing bays are a great idea. • I don't see any mention of the little bridge, presumably this will be retained as it is. • Benches. At present there are three benches at the Newland Road end, one on the path and two further to the west. All three are used quite a lot. Increasing the seating as mentioned in the plans is a good idea but it looks as though the idea is to put log seats, which are fine for young 	As mentioned above, the overall proposal is seen as an improvement to the park. Any tree removals will be offset by replanting and additional landscaping.
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			<p>people, but not for older ones who want to sit on a bench with a back support. Please ensure that all three existing benches are retained, and that additional benches are placed at this end. New benches should place halfway along the path where there is a sort of meadow.</p> <ul style="list-style-type: none"> • Campsbourne nursery area. Adding some play elements is great, although the actual plan looks very limited. This area gets waterlogged in winter, so care should be taken to raise the play area up a little. Long term it would actually be good to have a proper playground in this part of the park, but I realise that's unlikely. • Why do all the trees around the nursery have to be cut down? Clearly those around the gate have to be cut, but the others make a nice wooded screen around the nursery area. • I like the hedge and railing boundary to Newland Road. But there doesn't seem to be any gap near the refurbished metal gate in the western corner (which there is at present). Either the gate needs to be open for people, or there needs to be a gap to allow entry to the park 	
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			at the western end of this section.	
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