

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2016/1574 (planning permission) HGY/2014/1575 (listed building consent)	<b>Ward:</b> Alexandra
<b>Address:</b> Alexandra Palace Alexandra Palace Way N22 7AY	
<p><b>Proposal 1: Planning permission for</b> Alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5<sup>th</sup> level, and installation of new gates and hard surfacing (amended description)</p> <p><b>Proposal 2: Listed Building Consent for</b> Alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5<sup>th</sup> level, and installation of new gates and hard surfacing (amended description)</p> <p><b>Applicant:</b> Alexandra Palace and Park Charitable Trust (APPCT)</p> <p><b>Ownership:</b> LB Haringey</p> <p><b>Case Officer Contact:</b> Malachy McGovern</p> <p><b>Site Visit Date:</b> 08/01/2015</p>	
<b>Date received:</b> 16/05/2016	
<p><b>Drawing number of plans:</b></p> <p>See appendix 4</p>	
<p><b>1.1</b> This application is reported to the Planning Sub-Committee because it is major development</p>	

## 1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The proposals consist of Alterations to north west corner of existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5<sup>th</sup> level, refurbishment of stonework and window joinery, and installation of new gates and hard surfacing

### **Planning Permission:**

The principle of the proposal is supported by development plan policy and will facilitate the restoration of the existing Listed Building while providing new social and cultural venues and access to cultural heritage for the Borough.

The proposal is considered to be appropriate within the MOL as it would not impact on the openness of the MOL or result in urban sprawl and is unlikely to impact on protected species and through proposed mitigation measures is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the SINC.

The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the public benefits from restoring the building and facilitating a viable use. There is no harm to the Conservation Area and Registered Park and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

The proposal would not have an unacceptable impact on the amenity of neighbouring residents nor would it have an adverse impact on the surrounding transport network. It would provide high quality entertainment/ function room space within the Palace, and sympathetic enhancements to the building which follows the principles of Secured by Design and incorporates crime prevention measures. A condition has been attached to ensure that noise nuisance and disturbance is limited and a condition can be used to ensure that further sustainability measures are included in the final design.

The proposal will provide employment and training opportunities during the construction process and post occupation which in partnership with the Council's Economic Development Team will improve the opportunities for unemployed local residents.

Overall the proposal is considered to comply with the Local Development Plan and National Planning Guidance. Therefore, subject to the imposition of appropriate conditions the planning application is recommended for approval.

### **Listed Building Consent:**

The works would greatly facilitate the building's future use providing substantial heritage and public benefit. This heritage benefit will significantly outweigh the limited harm caused by the removal of the infill arches and insertion of openings in the facade. The scheme is, therefore, considered to be acceptable and would preserve the original character and appearance of the building in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the heritage and public benefits of the proposal.

The proposal would therefore satisfy the statutory duties set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policies UD3 and CSV4, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

## **2. RECOMMENDATION**

### **Planning Permission:**

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives and subject to sec. 111 Legal Agreement to secure £3,000 for Travel Plan monitoring costs.

#### Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Travel Plan
- 4) Event Management Plan
- 5) Construction Management Plan
- 6) Service and delivery plan
- 7) Local Employment
- 8) Energy Statement
- 9) Considerate Constructors
- 10) Ecology
- 11) Secured by Design
- 12) Tree protection
- 13) Hard Landscaping
- 14) Management & Control of Dust

#### Informatives

- 1) Tree works
- 2) Sprinklers
- 3) Hours of construction

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

### **Listed Building Consent:**

That the Committee resolve to GRANT Listed Building Consent and that the Head of Development Management is delegated authority to issue the Listed Building Consent and impose conditions and informatives.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Making good to match
- 4) Hidden features
- 5) Unblocking
- 6) Further 1:20 details of (1) glass link, (2) tower, (3) works to stabilise north hall, (4) materials samples, (5) fenestration details

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

<b>TABLE OF CONTENTS</b>	
3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	CONSULTATION
7.0	MATERIAL PLANNING CONSIDERATIONS
8.0	RECOMMENDATION
9.0	APPENDICES: Appendix 1: Consultation Responses Appendix 2 : Plans and images

### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- 3.1.1 The applicant seeks planning permission and listed building consent for refurbishment works to the North West corner of Alexandra Palace. The submitted proposals relate to the West yard site where temporary structures already exist. The scheme is looking to create a permanent structure ancillary to the use of the Palace along with refurbishing the tower to be used as function rooms. A previous application in support of the Heritage Lottery Fund project to regenerate the East wing of the Palace was approved in 2015.
- 3.1.2 Works will include alterations to the north west corner of the existing building 'West Yard Site' including reinstatement of existing arches, refurbishment of north west tower, construction of two storey building within the west wing, creation of two new openings in east elevation, creation of new function room at 5<sup>th</sup> level, and installation of new gates and hard surfacing

#### **3.2 Site and Surroundings**

- 3.2.1 Alexandra Palace (also known as the People's Palace) is a grade II listed building and is a rare surviving example of a large scale Victorian exhibition and entertainment complex. The existing building is a rebuild (1873-75) of the original building (1868-73), following fire damage, by the architects John Johnson and Alfred Meeson. The building went through substantial restoration during 1980-88, following a second fire in 1980. The building includes the former BBC studios from where the world's first high-definition television programme was transmitted in 1936 and a complete set of Victorian stage machinery in the theatre.
- 3.2.2 The site is located in the Alexandra Palace & Park Conservation Area and Alexandra Park is designated as a Grade II Registered Park. In addition, the application site falls within land designated as Metropolitan Open Land (MOL) and is on land designated of Grade I Borough ecological importance.

#### **3.3 Relevant Planning and Enforcement history**

- 3.3.1 The Palace and surrounding park have an extensive planning history with a number of applications for Planning Permission and Listed Building Consent. The most recent applications are:
- 3.3.2 HGY/2013/2346 GTD Alexandra Palace Alexandra Palace Way London Listed Building Consent for alterations to BBC Transmitter room ramp and restructuring of fire escape in association with temporary exhibition / learning program delivery
- 3.3.3 HGY/2014/0559 GTD Alexandra Palace Alexandra Palace Way London 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

- 3.3.4 HGY/2014/0560 --- Alexandra Palace Alexandra Palace Way London Listed Building Consent for 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
- 3.3.5 HGY/2014/2672 EIA NOT REQ Alexandra Palace Alexandra Palace Way London Request for a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for restoration and refurbishment of the Eastern Wing of Alexandra Palace comprising the East Court, the former BBC Studios and the Victorian Theatre
- 3.3.6 HGY/2014/3291 - Listed Building Consent for repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls – Approved 16/02/2015
- 3.3.7 HGY/2014/3122 - Repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls - Approved 16/02/2015

#### **4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

LBH Arboriculturalist  
LBH EHS - Noise & Pollution  
LBH Waste Management  
LBH Sustainability  
LBH Parks  
LBH Conservation Officer  
LBH Licensing  
LBH Nature Conservation  
LBH Building Control  
LBH EHS - Contaminated Land  
LBH Transportation

English Heritage  
London Wildlife Trust  
London Fire Brigade  
The Victorian Society  
Designing Out Crime Officer  
The Theatres Trust

Transport for London  
Garden History Society  
Natural England  
Designing Out Crime

Muswell Hill/Fortis Green/Rookfield CAAC  
Hornsey CAAC  
Palace Gates Residents  
Palace & Park Residents Association  
Alexandra Residents Association  
Alexandra Park & Palace Statutory Advisory Committee  
Alexandra Palace Residents Association  
Muswell Hill & Fortis Green Residents Association

4.2 The responses are set out in full in Appendix 1a and summarised as follows:

**Internal:**

1) LBH Conservation

There are no objections to the proposal, however further details to provided and informatives recommended

2) LBH Transportation

No objections subject to conditions and a financial contribution for Travel Plan Monitoring.

3) LBH Waste Management

There are no comments to provide on this application.

4) LBH Arboriculturalist – No objection to the tree removal

5) LBH Building Control – No objection

9) LBH Noise & Pollution – No objection however informatives on management and control of dust, asbestos survey

**External:**

4) Thames Water

No objections

5) TfL

No objections subject to a travel plan.

6) Natural England



No objections - The response refers to standing advice to Protected Species and suggestions are made for Biodiversity and Landscape Enhancements.

7) The Theatres Trust

No objection – would not affect the future use of operation of the theatre

8) London Fire Brigade

Is satisfied with the proposals for fire fighting and recommends that sprinklers are installed.

9) Historic England (GLAAS)

No objection – proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Recommend no archaeological requirement.

10) Historic England

No comments – advised that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice

11) The Victorian Society

Support the proposals in particular removing the 1930s infill to the eastern part of the south elevation.

## 5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 5 site notices, a notice in the local press and 123 letters.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 25

Objecting: 22

Supporting: 1 – The Victorian Society

Others: 2 – Theatres Trust & Alexandra Palace CAAC

5.3 The following local groups/societies made representations:

- Alexandra Park & Palace Conservation Area Advisory Committee
- Alexandra Residents Association

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report. The main issues raised are also responded to in Appendix 1b of the report.

### Objections:

- Proposals are contrary to Alexandra Palace Master Plan
- Increased noise nuisance and disturbance from patrons (general)
- Loss of privacy to residents (general)
- Proposed roof terrace would cause overlooking (roof terrace)
- Increased noise nuisance and disturbance (roof terrace)
- Lighting, noise and overlooking must be controlled
- Potential noise nuisance from roof plant
- Proposed window openings would cause overlooking / loss of privacy
- Light pollution from roof terrace would be intrusive
- Ecological survey is incomplete / Kestrels have nested on site (17-20 years)
- Ramp may undermine architectural integrity of building
- Additional traffic would cause highways/ parking concerns / co2 emissions and noise pollution

### Neutral/ Support/ Recommendations:

- Brick piers above slender columns on north elevation appear top heavy. More circular columns would be preferred
- Some screening could be introduced to cover the 'warehouse like building'
- Turret should be restored also
- Opening of windows on north facade would break the symmetry and should be given consideration

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Impact on the Metropolitan Open Land (MOL)
3. The impact on the Listed Building Conservation Area and Registered Park
4. The impact on the amenity of adjoining occupiers
5. Parking and highway safety
6. Design
7. Biodiversity and Trees
8. Sustainability
9. Local Employment

### **6.2 Principle of the development**

6.2.1 With regard to the principle of the proposals which would bring existing derelict spaces within the building back into use, Saved UDP Policy (2006) OS4 refers

specifically to the Alexandra Palace and Park and states that proposals for Alexandra Park and Palace should:

- a) conserve and enhance the habitat and ecological value of the Park.
- b) preserve and enhance the special architectural and historic interest and setting of the Palace and the historic form and layout of the park land.
- c) facilitate the restoration of the fabric of the building.
- d) enhance the outdoor recreational, leisure and sports opportunities within the Park, having regard to the needs of a wide range of users including the need for passive recreation.
- e) provide a range of uses for the Palace, which complement the outdoor activities in the Park and complement as far as possible the function of Wood Green Metropolitan Town Centre. It is considered that the Palace should be used primarily for a mixture of arts, cultural and entertainment, educational, sport and recreation and other uses within the D1 (non-residential institutions) and D2 (assembly and leisure) Use Classes. Within the existing curtilage of the Palace some ancillary use for food and drink (use class A3), Business (Use Class B1), residential, hotel and conference purposes may be acceptable as part of a mixed-use scheme.
- f) not involve unacceptable levels of traffic that cannot be accommodated on site.
- g) protect the amenity of local residential properties.

6.2.2 The principle of the proposal is considered to be in line with this policy by facilitating the restoration of the fabric of the building, increasing the range of uses at the Palace and enhancing the opportunities for arts, cultural and entertainment, educational, and recreation uses with ancillary food and drink uses. The identified proposed use of the internal space is that of a function room which would support the existing uses and synergise with the Council's wider objectives to promote the Palace as a visitor destination, events venue and enablement of community uses as per SA53 of the Council's emerging Site Allocations DPD (pre submission version January 2016)

6.2.3 Further support for the principle of the development is set out in Local Plan (2013) Policy SP12 which supports heritage-led regeneration and increased accessibility to the historic environment and SP15 which supports the provision of new social and cultural venues and access to cultural heritage throughout the borough.

### **6.3 Impact on the Metropolitan Open Land (MOL)**

6.3.1 London Plan Policy 7.17 states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Local Plan Policy SP13 'Open Space and Biodiversity' requires new developments to protect and improve Haringey's open spaces and states that all new development shall protect and enhance the borough's Green Belt and designated Metropolitan Open Land from inappropriate development.

6.3.2 Paragraph 90 of the (National Planning Policy Framework) NPPF lists the types of development which are not inappropriate in the Green Belt and MOL

provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include; the re-use of buildings provided that the buildings are of permanent and substantial construction and engineering operations. The restoration of the derelict spaces within the building with associated external alterations and hard surfacing are considered to fall within these categories respectively. They would have no significant impact on the openness of the MOL or result in urban sprawl and are therefore considered to not be in appropriate in the MOL in accordance with the NPPF, London Plan Policy 7.17 and Local Plan Policy SP13.

#### **6.4 Impact on the Listed Building, Conservation Area and Historic Park**

6.4.1 The application site has the potential to impact on a number of designated heritage assets, the subject property is a Grade II listed building within the Alexandra Park and Palace Conservation Area and a Registered Park.

6.4.2 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.*

*“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.*

6.4.3 The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case tells us that *“Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”*

6.4.4 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm

considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.4.5 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.4.6 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV4 requires that alterations or extensions to listed buildings are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior, relate sensitively to the original building; and do not adversely affect the setting of a listed building. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.

#### Impact on the Listed Building

- 6.4.7 The west yard of the Palace currently contains several temporary cabins used as storage space. These structures detract from the setting of the listed building. In addition, the north wall's structural condition is poor and the wall has been stabilised by steel props which sit behind the cabins. The North West tower has been redundant and is in a poor condition.
- 6.4.8 The scheme proposes to regularise the area by introducing a permanent multifunctional brick building used for storage as well as function spaces. The structure would be such that it would stabilise the North Wall and provide a long term solution to its structural condition. In addition, the scheme proposes open

up three of the blocked up windows on the North wall as well as connecting the tower with the new building and refurbish it to provide additional facilities and venues.

6.4.9 The design of the building itself, whilst modern, is in keeping with the Palace. The scale is such that it would not project beyond the parapet of the North wall, apart from the small lift shafts. It is considered that given their set back the lift shafts would not have a visual impact on the setting of the listed building. The proposed brick type has been sensitively chosen to reflect the Palace. The proposed 'bays' articulate the building and provide a visual harmony with the tower. The building would be connected to the North West tower by a glass link providing a visual separation between the historic fabric and the new build.

6.4.10 By virtue of its location, the proposal would have no impact on the Registered Historic Park. The impact on the conservation area is considered to be positive and the proposal would preserve as well as enhance it.

6.4.11 Overall, it is considered that the proposed scheme would preserve as well as enhance the heritage assets and their setting and would cause no material harm. Additionally, the scheme would have significant heritage benefits, providing much needed multi-purpose spaces in place of detracting cabins as well as refurbishing and stabilising the North West tower and the North wall. The scheme is, therefore, acceptable.

6.4.12 In context of the Council's statutory duty in respect of heritage assets it is felt that the proposed repair and refurbishment works would preserve and enhance the character and appearance of the building as well as the other heritage assets and would be acceptable. These works are necessary to provide ancillary spaces for the Palace and would greatly facilitate the building's future use providing substantial heritage and public benefit. The scheme is, therefore, considered to be acceptable from a conservation point of view and would therefore satisfy the statutory duties set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord with the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policies UD3 and CSV4, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

#### Impact on the Character and Appearance of the Conservation Area

6.4.13 The external alterations to the building are not significant in scale and the proposed new openings and bays to the new two storey element are

considered to be sympathetic to the original building. The unblocking of the colonnades would improve the appearance of the Palace and the relationship between the Palace and Park and the landscaping works would improve the existing parking area and provide a more appropriate setting for the Palace. Given that the Palace itself is the dominant feature of the Conservation Area the enhancement to its appearance would also enhance the character and appearance of the surrounding Conservation Area. Therefore the proposal preserves the character and appearance of the Conservation Area and would in fact enhance it.

### Impact on the Registered Park

6.4.14 English Heritage has advised that the designation document for the Registered Park and Garden notes that the principal building within the park is the Palace, which 'stands on a natural platform c 76m above the level of the railway to the east, from where there are extensive views'.

6.4.15 Given the Building is an important feature of the registered park the proposal to enable the restoration of the building and the enhancement of its facades would enhance the park. Therefore the proposal preserves the Registered Park and would in fact enhance its character.

### Conclusion

6.4.16 The proposals would represent an enhancement to the existing heritage asset and would not cause material harm to the Listed Building, Conservation Area or Registered Park. The proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord with the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

### Archaeology

6.4.17 London Plan Policy 7.8 states that "development should incorporate measures that identify record, interpret, protect and, where appropriate, present the site's archaeology" and UDP Policy CSV8 restrict developments if it would adversely affect areas of archaeological importance. Local Plan Policy SP12 requires findings to be published, disseminated, and used as the basis for archaeological interpretation on site.

6.4.18 The Greater London Archaeological Advisory Service (GLAAS) has been consulted and advises that an archaeological watching brief during groundworks would be appropriate to investigate and record any significant local heritage. This can be dealt with by condition.

## **6.5 Impact on the amenity of neighbouring residents**

- 6.5.1 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect and the avoidance of air, water, light and noise, pollution and of fume and smell nuisance.
- 6.5.2 Concerns have been raised from neighbouring residents in relation to noise from the additional activities on the site, in particular the use of the roof terrace at 6<sup>th</sup> floor. The nearest neighbouring gardens on Dukes Avenue are some 60 metres from the edge of the north western corner of roof terrace and some 75 metres from the nearest rear facing habitable windows so the presence of patrons on the roof is not considered likely to be materially harmful. It is accepted however that the use of the terrace for functions or entertainment purposes involving the use of amplified sound equipment would be likely to cause noise nuisance to the residential properties along Dukes Avenue. The terrace has now been removed from the proposal and as such this is no longer a material concern.
- 6.5.3 In addition to the concerns about noise nuisance and disturbance, a number of complaints were received about potential loss of privacy and overlooking from the proposed roof terrace and the 3 new window openings. The submitted drawings indicate however that the proposed window openings would be opaque glazed however and as such overlooking would be minimised. Given the terrace has now been omitted and the windows would be over 40 metres from the nearest gardens on Dukes Avenue and approximately 55 - 60 metres from the nearest rear facing habitable window, it is not considered that material loss of privacy would result.
- 6.5.4 In conclusion, the concerns about noise nuisance, light pollution and disturbance from the use of the terrace have been adequately addressed in the revised proposals. It is considered that additional planning conditions limiting hours of operation and glazing can overcome the potential negative impact on neighbouring amenity.

## **6.6 Transport and Parking**

- 6.6.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport.
- 6.6.2 Concerns have been raised both in relation to quantum of parking provided with concerns that there is both too little and too much parking provided and the impacts on the surrounding highways.



- 6.6.3 The site is located in the west of the borough and is accessed via Alexandra Palace Way which links The Place to Wood Green and Alexandra Palace Station to the North West and the junction of Priory Road, Park Road and Muswell Hill to the South West. Alexandra Palace Way provides the main vehicular access to the site and the car parks, there is a service access via The Avenue to the north of the site and a service yard and vehicular access via the West Wing, accessed from Alexandra Palace Way.
- 6.6.4 The site has a Public Transport accessibility level (PTAL) of 2 which is low, with the W3 bus service providing the main direct public transport access to the site. It is to be noted that although the PTAL is low events at The Place is supplemented by way of shuttle bus services from Wood Green and Highgate Stations. It is also to be noted that the PTAL calculation does not take into consideration the Alexandra Palace rail station which is also heavily utilised on event days. The Transport Team have therefore considered that although the site has a low public transport accessibility level, it has good connectivity to a number of local transport interchange (Alexandra Place Station, Wood Green Station and Finsbury Park Station)
- 6.6.5 The applicant Alexandra Palace Trust is proposing to erect a new steel building two stories above the basement with a terrace at roof level comprising some 1,248 sqm for D2 assemble use the indicative floor plan suggest the proposed addition functions including: seated banquet or theatre, the proposed facility will accommodate up to 300 additional visitors at level 5, the roof terrace is assumed to be used as ancillary space to the functions taking place in the multi-function space.
- 6.6.6 The applicant has not submitted a transport statement as part of the application however a full transport assessment was submitted for the refurbishment of the East Wing of the place including the former BBC studios. The transport surveys included non-event days and on two major event days to determine travel characteristics including: purpose of travel, arrival time, origin, main arrival mode of transport, final arrival mode of transport, car parking location and main departure mode of transport. The events surveyed were: knit and Stitch which had some 10,439 visitors and Fat Freddy's Drop concert with some 9,580 visitors.
- 6.6.7 The surveys for a weekday non event day concluded that a large percentage of users walked as their main mode of arrival, with 38.6% walking, 31.3% by car and 21.7 % by bus. The surveys for a non event day weekend reflect what of week day with the majority of visitors walking as their main mode of transport, some 40.8 %, followed by car 32.9% and 13.8% by bus. The modal split and main mode of travel varies between both event days, which is expected considering that the events are different in nature and take place at different times ( Knit and Stitch 10am to 5:30pm) and Fat Freddy's ( 6:30 to 11pm). However both events have some 25% of visitors using the train as main mode of travel, tube use varies between both uses between 11.4% and 31%, car use varies on final mode of arrival between 10.4% and 23.6% with the all day event

(knit and stitch) accounting for the higher car modal share; with walking accounting for the largest final mode share between 47.6% and 55.6% of trips.

- 6.6.8 In assessing this application we have considered the cumulative impact of recently approved repair and refurbish the eastern wing of the Palace including the East Court, the Former BBC studios, the theatre, re-arrangement and landscaping of the East Car Park. The former BBC studios will be use as a museum and will attract some 106,000 visitors annually the refurbished theatre is projected to generate some 53,150 visitors annually. These annual trips were increased by a factor of 25% to ensure that the impact of the approved development were robust.
- 6.6.9 The trip generation for the BBC studios will take place between 10:00 am and 09:00 pm; this is after the Am peak traffic generation period (8am -9am). The BBC museum will be a timed attraction with groups of 40 visitors lasting approximately 1 hour. The final admission for afternoon viewing will be at 4:00pm; the Museum will then re-open at 06:00pm, hence the maximum peak hour trip generation for the BBC studios will be 80 visitors trip during the Pm peak hour (100 visitors) when a 25% growth factor is applied.
- 6.6.10 The use of the approved Theatre will vary, including: theatrical events concerts, wedding, exhibitions, conferences and sports, in order to assess the trip generation characteristics of the proposed theatre use the applicant transport consultant has assumed that the maximum attendance will be up to 800 visitors for and exhibition and 1,200 visitors for a concert, a worst case assessment was conducted with a growth factor of 25% growth factor, this assumed that there will be 1,000 visitors for an exhibition and 1,500 visitors for a concert.
- 6.6.11 In terms of the cumulative impact of the approved theatre use, the worst case scenario on the transportation and highways network would be during the transportation and highways network PM peak trip generation period. Based on the survey data from the similar exhibitions and concerts at the Place an exhibition of 1000 visitors would generate some 242 departure trips during the PM peak period and concert 1500 concert visitors would generate 312 arrival trip during the pm Peak period.
- 6.6.12 Based on the trip generation surveys conducted as per the existing use, we have concluded that a mid week baseline Trips Visitors trip Modal Split is appropriate for the proposed multi-function space: 38.6% of trips by walking, 2.4% by trains, 4.8% by tube, 21.7% by bus 1.2% by motorcycle and 31.3% by car, we have considered that as the roof space could be used in combination with the level 5 that the potential trip generation of the proposed additional multi-use space should be increased by a factor of 50%, this equate to a potential 450 persons trips during the peak trip generation period. The proposed multi-use are would result in 174 walking trips, 11 trips by train, 22 trips by tube, 98 trips by bus, 5 motor bike trips and 59 additional car trips, based on a 2.4 car person per car. We have considered that the trips generated by the new flexible use space are likely to be outside of the highways network AM peak operational period, but will have some overlap with the Pm peak periods, with functions starting after 10 am and finishing during the PM peak

period. The new facility may also host some evening events which may start between 6 and 7pm this would result in generating some of the traffic during the Pm peak arrival.

6.3.13 When these trips are combined with the existing weekday PM peak use (worst case scenario) an exhibition in the grand hall during the day and a music concert in the theatre in the evening this would result in 3026 departure, (50 of these trip will be from the theatre + BBC Studio use and 450 from the new flexible space) and 362 arrivals (for theatre + BBC Studio use). We have considered that the proposed increase in departures of some 500 additional persons trips during the Pm peak.

6.6.14 The Transport Team have considered that the number of trips forecasted by the proposed flexible use is within the range of visitors forecasted and is not significantly greater than events that currently taking place at The Palace; this combined with the fact that larger events are normally supported by a shuttle bus service and will only take place up to 10 occasions per year, the additional 450 persons trips can be accommodated on the transportation and highways network. The 450 person's trip will generate a demand for 59 car parking spaces; The Palace currently has some 1518 car parking spaces in 12 locations. Surveys were conduct for the previous application, the surveys which were conducted over two major events concluded that only 495 of the 1518 car parking spaces were available and a maximum of 254 spaces were used during the peak demand period. We have therefore concluded that the proposed increase in demand car parking space of some 59 car parking spaces can easily be accommodated within the existing car parking spaces. It is to be noted that any large event at The Palace will result in some congestion on the local highways network however this will largely be localised to Alexandra Palace Way, Station Road, and Priory Road junction with Park Road and Muswell Hill, we have considered as the addition 59 car in the peak hour will only result in a maximum of 2 additional vehicular trips during a 30 minute interval, and 1 additional trip per hour over a 60 minute period. Whilst there will be an increase in the demand on the W3 bus route, this will be over small section of the route for over a few hours, and where necessary will be supported by a shuttle bus service, we have therefore considered that with a coordinated event management plan and travel plan the impact on the W3 bus route car be mitigated.

6.6.15 On reviewing the proposed application, the transportation and highways authority would not object to this application subject to the following conditions:

- 1) A staff and visitors Travel Plan must be secured byway the S.106 agreement, as part of the travel plans, the flowing measures must be included in order to maximise the use of public transport.
  - a) The applicant submits a Travel Plan for each aspect of the Development and appoints a travel plan co-coordinator for The Palace who develop must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.

- b) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.
- c) The developer is required to pay a sum of £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans; this must be secured by S.106 agreement.
- d) Provide cycle parking in line with the London Plan and review cycle parking provision annually as part of the travel plan and provide additional cycle parking facility if required.
- e) Provide public transport information with ticking (electronic or paper) where possible and on the website.

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

- 2) The applicant will be required to provide an event management plan/ local area management plan which includes the following information:
  - a) Crowd management and dispersal including Stewarding
  - b) Car park management plan
  - c) Signage strategy to local transport interchange
  - d) Shuttle bus strategy for local transport interchanges ( Wood Green, Archways Station and possible Finsbury Park)
  - e) Coach drop off and collection
  - f) Parking controls on Alexandra Place Way
  - g) Taxi collection strategy

#### Pre-commencement Conditions

- 1) The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

- 2) The applicant is also required to submit a service and deliver plan (DSP)

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

#### Safety by Design

- 6.7.1 London Plan Policies 7.3 and 7.13 and Local Plan SP11 advise that Development should include measures to design out crime that, in proportion to the risk, deter terrorism, assist in the detection of terrorist activity and help defer its effects by following the principles set out in 'Secured by Design' and Safer Places.
- 6.7.2 The applicant has provided a crime prevention statement which states that the proposal has been prepared in consultation with the Metropolitan Police's Designing out Crime Officer. The Statement sets out the key points which will be developed during the detailed design stages including:
- Clear sightlines
  - Improved lighting
  - Anti climb measures
  - Reviewing CCTV coverage
  - Improved events management
- 6.7.3 The Police's Designing out Crime Officer has been consulted on the proposal and notes the contents of the crime prevention statement and confirms that meetings were held with the designers including on site. They advise that this design raises no concerns and suggest the proposal goes forward for Secured by Design accreditation for the site. This can be secured by a condition to ensure that the measures set out are considered and implemented where possible. Therefore the proposal is considered to be in line with the principles of 'Secured by Design' and 'Safer Places' and complies with London Plan 2011 Policy 7.3 and Haringey Local Plan 2013 Policy SP11 in this respect.

## **6.8 Biodiversity and Trees**

- 6.8.1 The site is designated a Site of Nature Conservation (SINC) Borough Grade I. London Plan Policies and Local Plan Policy 7.19 SP13 state that where possible, development should make a positive contribution to the protection, enhancement, creation and management of biodiversity and should protect and enhance Sites of Importance for Nature Conservation (SINCs).
- 6.8.2 With regard to trees UDP (2006) Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by ensuring that, when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council. The application is acceptable in this regard.
- 6.8.3 The proposal would involve the removal of .....Therefore the proposed tree works are considered acceptable, 11 cherry trees are proposed as part of the landscaping works which will enhance the existing landscape and mitigate for the loss of the existing trees.
- 6.8.4 The applicant has provided an ecological appraisal which includes a Phase 1 Habitat Survey of the Site and Bat Tree Assessment, Building Assessment and

Emergence/Re-Entry Surveys. The surveys found no evidence of bats within the building or trees to be removed. The report recommends mitigation for the loss of suitable habitats for bats and birds by providing bird and bat boxes on the site. The report also includes other measures to enhance biodiversity including planting native species and providing deadwood habitat.

6.8.5 Natural England has been consulted and raises no objections; therefore subject to a condition requiring the applicant to follow the recommendations of its ecological appraisal the proposal is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the SINC.

6.8.6 The proposal is in accordance with policy and is acceptable in this regard.

## **6.9 Sustainability**

6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far commercial development proposals meet the BREEAM 'Very Good' criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals. London Plan Policy 5.2 requires all new non-domestic buildings to provide a 40% reduction in carbon emissions.

6.9.2 The applicant has submitted a sustainability statement which notes that the historic nature of Alexandra Palace limits the extent to which interventions might be introduced. The applicant has therefore worked to minimise the extent to which new equipment, plant spaces or distribution routes might be required whilst endeavouring to maximize low energy and passive opportunities within the refurbishment where practicable.

6.9.3 The sustainability measures proposed include:

- To provide energy and water efficient systems throughout the scheme
- To promote the use of sustainable materials where practicable
- Reducing the risk of water damage to the building and its contents.

6.9.4 Given that the proposal is the refurbishment of an existing Victorian building it is unlikely to meet the London carbon dioxide reduction target but a condition will be attached to ensure that a further energy statement is provided demonstrating that the proposal will maximise carbon dioxide reduction, as far as the limitations of the building allows, in line with the Policy 5.2 of the London Plan and Policy SP4.

## **6.10 Local Employment**

6.10.1 A condition has been attached requiring that APPCT works with the Council to ensure that employment and training opportunities are provided by the construction process and post occupation to assist the local employment aims

for the area. This is supported by London Plan Policy 4.12, Local Plan 2013 policies SP8 and SP9.

## **6.11 Waste**

6.11.1 Local Plan Policy SP6 states that the Council supports the objectives of sustainable waste management set out in the London Plan. To achieve these, the Council shall seek to minimise waste creation and increase recycling rates in relation to commercial, industrial and municipal waste in order to achieve the Mayor's recycling targets.

6.11.2 The Council's waste management team has been consulted and raises no objections to the proposal.

## **6.12 Conclusion**

6.12.1 The principle of the proposal is supported by development plan policy and will facilitate the restoration of the existing Listed Building while providing new social and cultural venues and access to the cultural heritage of the Borough.

6.12.2 The proposal is considered to be appropriate within the MOL as it would not impact on the openness of the MOL or result in urban sprawl and is unlikely to impact on protected species and through proposed mitigation measures is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the SINC.

6.12.3 The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the heritage and public benefits from restoring the building and facilitating a viable use. There is no harm to the Conservation Area and Registered Park and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord with the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

6.12.4 The proposal would not impact on the amenity of neighbouring residents nor have an adverse impact on the surrounding transport network. It would provide a high quality enhancement to the building, and accessible design which follow the principles of Secured by Design and incorporate crime prevention measures. A condition has been attached to ensure that sustainability is maximised, taking account of the limitations of the building, in the final design.

6.12.5 The proposal will provide employment and training opportunities during the construction process and post occupation which in partnership with the Council's Economic Development Team will improve the opportunities for unemployed local residents.

6.12.6 Overall the proposal is considered to comply with the Local Development Plan and National Planning Guidance. Therefore, subject to the imposition of appropriate conditions the planning application is recommended for approval.

6.12.7 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.13 CIL**

6.13.1 The project is CIL exempt

## **7.0 RECOMMENDATION 1**

GRANT PLANNING PERMISSION subject to conditions and subject to completion of an agreement under sec. 111 Legal Agreement to secure the payment of the Travel Plan monitoring costs.

Applicant's drawing No.(s)

Subject to the following condition(s)

### **TIME LIMIT**

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.

### **IN ACCORDANCE WITH THE APPROVED PLANS**

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.

### **TRAVEL PLAN**

3. Prior to the occupation of each aspect of the development the applicant shall submit a Travel Plan for each aspect and appoint a travel plan co-coordinator for the development and must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.

The travel plan must include:



- a) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.
- b) Cycle parking in line with the London Plan and a review cycle parking provision annually and a commitment to provide additional cycle parking facilities if required.
- c) A cycle strategy to promote cycle to and from the site
- d) Public transport information with ticketing (electronic or paper) where possible and on the website.

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

#### EVENT MANAGEMENT PLAN

4. Prior to the occupation of each aspect of the proposed development the applicant shall provide an event management plan/ local area management plan which includes the following information:

- a) Crowd management and dispersal including Stewarding
- b) Car park management plan
- c) Signage strategy to local transport interchange
- d) Shuttle bus strategy for local transport interchanges (Wood Green, Archways Station and possible Finsbury Park)
- e) Coach drop off and collection
- f) Parking controls on Alexandra Place Way
- g) Taxi collection strategy

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

#### CONSTRUCTION MANAGEMENT PLAN

5. The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads surrounding the site is minimised. Construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

#### SERVICE AND DELIVERY PLAN

6. Prior to the occupation of each aspect of the proposed development the applicant is required to submit a service and delivery plan (DSP)

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

## LOCAL EMPLOYMENT

7. APPCT shall commit a named individual to participate in the Jobs for Haringey Initiative by working in partnership with the Assigned Officer to meet the requirements of the Jobs for Haringey Initiative during the implementation of the Development comprising:

- (i) using best endeavours for the procurement of not less than 20% of the onsite workforce employed during the construction of the Development to comprise of residents of the administrative area of the Council;
- (ii) in the event that the target set in (i) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (iii) using best endeavours for the procurement of half of the 20% referred to in (i) above to be undertaking training;
- (iv) in the event that the target set in (iii) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (v) to liaise with the Assigned Officer to help local suppliers and businesses to tender for such works as may be appropriate for them to undertake;
- (vi) to provide the Assigned Officer with any such information as is required to ensure compliance with these requirements.

APPCT shall work with the Council and the Haringey Employment and Recruitment Partnership to ensure that employment and training opportunities including jobs and apprenticeships arising from the Development post Implementation will be available to residents of the administrative area of the Council.

APPCT shall will designate a named contact to liaise with the Haringey Employment and Recruitment Partnership's lead contact to ensure efficient management and supply of local Council residents for employment and training opportunities post Implementation of the Development and the Haringey Employment and Recruitment Partnership will provide and prepare said Council residents for all employment and training opportunities and will be the sole conduit for any recruitment assessment screening testing and application support arrangements.

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community.

## ENERGY STATEMENT

8. Prior to the commencement of construction works the applicant shall provide a further energy statement in order to demonstrate that carbon savings have been maximised, taking account of the limitations of the building, in line with London Plan Policy 5.4 The development hereby permitted shall be built in accordance with the approved energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.4 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

## CONSIDERATE CONSTRUCTORS

9. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

## ECOLOGY

10. The works shall be carried out in accordance with the recommendations set out in the Ecological Appraisal.

Reason: To ensure that the development will make a positive contribution to the protection, enhancement, creation and management of biodiversity and protect and enhance the surrounding Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

## SECURED BY DESIGN

11. The development hereby approved shall achieve a Secured by Design accreditation. The BBC Studios and Theatre shall not be occupied until an accreditation has been achieved.

Reasons: in the interest of public safety and to comply with Local Plan (2013) Policy SP11.

## TREE PROTECTION

12. 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, the measures set out in the Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be implemented 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.

## HARD LANDSCAPING

13. No development shall take place until full details of both hard (and any remedial soft landscape works) have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

## MANAGEMENT & CONTROL OF DUST

14. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the GLA's SPG Control of Dust and Emissions during Construction and Demolition. All demolition and construction contractors and Companies working on the site must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: As required by London Plan Policy 7.4

INFORMATIVE: All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

INFORMATIVE : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is the Brigade's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were.

INFORMATIVE: Hours of Construction Work The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

## **RECOMMENDATION 2**

GRANT LISTED BUILDING CONSENT subject to conditions

Applicant's drawing Nos.

Subject to the following condition(s)

## **CONDITIONS**

### **TIME LIMIT**

1. The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### **IN ACCORDANCE WITH THE APPROVED PLANS**

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

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

### **WORKS TO MATCH EXISTING**

3. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

### **HIDDEN FEATURES**

4. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the

Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

#### UNBLOCKING WORK

5. Notwithstanding the approved drawings all the unblocking work shall be undertaken carefully with sensitivity to remaining historic fabric. All works to be made good in suitable breathable materials following the completion.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

#### FURTHER DESIGN DETAILS

6. Notwithstanding the approved drawings, further details, 1:20 (or as appropriate) scale drawings, schedule of works and methodology statement (as appropriate) should be submitted for further approval in respect of the following, prior to the specific works commencing on site:

- a. The glass link (drawings at a scale 1:20);
- b. The opening up works to the tower and its refurbishment for the new uses;
- c. Works required to stabilise the North wall;
- d. Materials in relation to the new building including samples where necessary;
- e. Fenestration details at 1:10 scale for the Tower, the North Wall (blocked up windows that are being opened) and the new building.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

Appendix 1a Consultation Responses from internal and external agencies

No.	Stakeholder	Question/Comment	Response
	<b>INTERNAL</b>		
	<b>LBH Transportation</b>	<p>The site is located in the west of the borough and is accessed via Alexandra Palace Way which links The Place to Wood Green and Alexandra Palace Station to the North West and the junction of Priory Road, Park Road and Muswell Hill to the South West. Alexandra Palace Way provides the main vehicular access to the site and the car parks, there is a service access via The Avenue to the north of the site and a service yard and vehicular access via the West Wing, accessed from Alexandra Palace Way.</p> <p>The site has a Public Transport accessibility level (PTAL) of 2 which is low, with the W3 bus service providing the main direct public transport access to the site. It is to be noted that although the PTAL is low events at The Place is supplemented by way of shuttle bus services from Wood Green and Highgate Stations. It is also to be noted that the PTAL calculation does not take into consideration the Alexandra Palace rail station which is also heavily utilised on event days. We have therefore considered that although the site has a low public transport accessibility level, it has good connectivity to a number of local transport interchange (Alexandra Place Station, Wood Green Station and Finsbury Park Station)</p> <p>The applicant Alexandra Palace Trust is proposing to erect a new steel building two stories above the basement with a terrace at roof level comprising some 1,248 sqm for D2 assemble use the indicative floor plan suggest the proposed addition functions including: seated banquet or theatre, the proposed facility will accommodate up to 300 additional visitors at level 5, the roof terrace is assumed to be used as ancillary space to the functions taking place in the multi-function space.</p> <p>The applicant has not submitted a transport statement as part of the application however a full transport assessment was submitted for the refurbishment of the East Wing of the place including the former BBC studios. The transport surveys</p>	<p>Comments noted and conditions have been imposed as recommended. A legal agreement is also recommended in order to secure the provision of a travel plan.</p>

No.	Stakeholder	Question/Comment	Response
		<p>included non-event days and on two major event days to determine travel characteristics including: purpose of travel, arrival time, origin, main arrival mode of transport, final arrival mode of transport, car parking location and main departure mode of transport. The events surveyed were: knit and Stitch which had some 10,439 visitors and Fat Freddy's concert with some 9,580 visitors.</p> <p>The surveys for a weekday non event day concluded that a large percentage of users walked as their main mode of arrival, with 38.6% walking, 31.3% by car and 21.7 % by bus. The surveys for a non event day weekend reflect what of week day with the majority of visitors walking as their main mode of transport, some 40.8 %, followed by car 32.9% and 13.8% by bus. The modal split and main mode of travel varies between both event days, which is expected considering that the events are different in nature and take place at different times ( Knit and Stitch 10am to 5:30pm) and Fat Freddy's ( 6:30 to 11pm). However both events have some 25% of visitors using the train as main mode of travel, tube use varies between both uses between 11.4% and 31%, car use varies on final mode of arrival between 10.4% and 23.6% with the all day event (knit and stitch) accounting for the higher car modal share; with walking accounting for the largest final mode share between 47.6% and 55.6% of trips.</p> <p>In assessing this application we have considered the cumulative impact of recently approved repair and refurbish the eastern wing of the Palace including the East Court, the Former BBC studios, the theatre, re-arrangement and landscaping of the East Car Park. The former BBC studios will be use as a museum and will attract some 106,000 visitors annually the refurbished theatre is projected to generate some 53,150 visitors annually. These annual trips were increased by a factor of 25% to ensure that the impact of the approved development were robust.</p> <p>The trip generation for the BBC studios will take place between 10:00 am and 09:00 pm; this is after the Am peak traffic generation period (8am -9am). The BBC</p>	



No.	Stakeholder	Question/Comment	Response
		<p>museum will be a timed attraction with groups of 40 visitors lasting approximately 1 hour. The final admission for afternoon viewing will be at 4:00pm; the Museum will then re-open at 06:00pm, hence the maximum peak hour trip generation for the BBC studios will be 80 visitors trip during the Pm peak hour (100 visitors) when a 25% growth factor is applied.</p> <p>The use of the approved Theatre will vary, including: theatrical events concerts, wedding, exhibitions, conferences and sports, in order to assess the trip generation characteristics of the proposed theatre use the applicant transport consultant has assumed that the maximum attendance will be up to 800 visitors for an exhibition and 1,200 visitors for a concert, a worst case assessment was conducted with a growth factor of 25% growth factor, this assumed that there will be 1,000 visitors for an exhibition and 1,500 visitors for a concert.</p> <p>In terms of the cumulative impact of the approved theatre use, the worst case scenario on the transportation and highways network would be during the transportation and highways network PM peak trip generation period. Based on the survey data from the similar exhibitions and concerts at the Place an exhibition of 1000 visitors would generate some 242 departure trips during the PM peak period and concert 1500 concert visitors would generate 312 arrival trip during the pm Peak period.</p> <p>Based on the trip generation surveys conducted as per the existing use, we have concluded that a mid week baseline Trips Visitors trip Modal Split is appropriate for the proposed multi-function space: 38.6% of trips by walking, 2.4% by trains, 4.8% by tube, 21.7% by bus 1.2% by motorcycle and 31.3% by car, we have considered that as the roof space could be used in combination with the level 5 that the potential trip generation of the proposed additional multi-use space should be increased by a factor of 50%, this equate to a potential 450 persons trips during the peak trip generation period. The proposed multi-use are would result in 174 walking trips, 11 trips by train, 22 trips by tube, 98 trips by bus, 5 motor bike trips and 59 additional car trips, based on a 2.4 car person per car. We have</p>	

No.	Stakeholder	Question/Comment	Response
		<p>considered that the trips generated by the new flexible use space are likely to be outside of the highways network AM peak operational period, but will have some overlap with the Pm peak periods, with functions starting after 10 am and finishing during the PM peak period. The new facility may also host some evening events which may start between 6 and 7pm this would result in generating some of the traffic during the Pm peak arrival.</p> <p>When these trips are combined with the existing weekday PM peak use (worst case scenario) an exhibition in the grand hall during the day and a music concert in the theatre in the evening this would result in 3026 departure, (50 of these trip will be from the theatre + BBC Studio use and 450 from the new flexible space) and 362 arrivals (for theatre + BBC Studio use). We have considered that the proposed increase in departures of some 500 additional persons trips during the Pm peak.</p> <p>We have considered that the number of trips forecasted by the proposed flexible use is within the range of visitors forecasted and is not significantly greater than events that currently taking place at The Palace; this combined with the fact that larger events are normally supported by a shuttle bus service and will only take place up to 10 occasions per year, the additional 450 persons trips can be accommodated on the transportation and highways network. The 450 person's trip will generate a demand for 59 car parking spaces; The Palace currently has some 1518 car parking spaces in 12 locations. Surveys were conduct for the previous application, the surveys which were conducted over two major events concluded that only 495 of the 1518 car parking spaces were available and a maximum of 254 spaces were used during the peak demand period. We have therefore concluded that the proposed increase in demand car parking space of some 59 car parking spaces can easily be accommodated within the existing car parking spaces. It is to be noted that any large event at The Palace will result in some congestion on the local highways network however this will largely be localised to Alexandra Palace Way, Station Road, and Priory Road junction with</p>	

No.	Stakeholder	Question/Comment	Response
		<p>Park Road and Muswell Hill, we have considered as the addition 59 car in the peak hour will only result in a maximum of 2 additional vehicular trips during a 30 minute interval, and 1 additional trip per hour over a 60 minute period. Whilst there will be an increase in the demand on the W3 bus route, this will be over small section of the route for over a few hours, and where necessary will be supported by a shuttle bus service, we have therefore considered that with a coordinated event management plan and travel plan the impact on the W3 bus route can be mitigated.</p> <p>On reviewing the proposed application, the transportation and highways authority would not object to this application subject to the following condition.</p> <p>3) A staff and visitors Travel Plan must be secured byway the S.106 agreement, as part of the travel plans, the following measures must be included in order to maximise the use of public transport.</p> <p>a) The applicant submits a Travel Plan for each aspect of the Development and appoints a travel plan co-coordinator for The Palace who develop must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.</p> <p>b) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.</p> <p>c) The developer is required to pay a sum of £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans; this must be secured by S.106 agreement.</p> <p>d) Provide cycle parking in line with the London Plan and review cycle parking provision annually as part of the travel plan and provide additional cycle parking facility if required.</p> <p>e) Provide public transport information with ticking (electronic or paper) where possible and on the website.</p> <p>Reason: To minimise the traffic impact generated by this development on the</p>	

No.	Stakeholder	Question/Comment	Response
		<p>adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>4) The applicant will be required to provide an event management plan/ local area management plan which includes the following information:</p> <ul style="list-style-type: none"> <li>h) Crowd management and dispersal including Stewarding</li> <li>i) Car park management plan</li> <li>j) Signage strategy to local transport interchange</li> <li>k) Shuttle bus strategy for local transport interchanges ( Wood Green, Archways Station and possible Finsbury Park)</li> <li>l) Coach drop off and collection</li> <li>m) Parking controls on Alexandra Place Way</li> <li>n) Taxi collection strategy</li> </ul> <p>Pre-commencement Conditions</p> <p>1) The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.</p> <p>2) The applicant is also required to submit a service and deliver plan (DSP)</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.</p>	
	<b>LBH Pollution</b>	<p><b>COMMENTS</b></p> <p>No objections raised however conditions in relation to Management &amp; Control</p>	Comments noted and conditions added

No.	Stakeholder	Question/Comment	Response
		Dust recommended	
	<b>LBH Conservation Officer</b>	<p><b>COMMENTS</b></p> <p>The west yard of the Palace currently contains several temporary cabins used as storage space. These structures detract from the setting of the listed building. In addition, the north wall's structural condition is poor and the wall has been stabilised by steel props which sit behind the cabins. The North West tower has been redundant and is in a poor condition.</p> <p>The scheme proposes to regularise the area by introducing a permanent multifunctional brick building used for storage as well as function spaces. The structure would be such that it would stabilise the North Wall and provide a long term solution to its structural condition. In addition, the scheme proposes open up three of the blocked up windows on the North wall as well as connecting the tower with the new building and refurbish it to provide additional facilities and venues.</p> <p>The design of the building itself, whilst modern, is in keeping with the Palace. The scale is such that it would not project beyond the parapet of the North wall, apart from the small lift shafts. It is considered that given their set back the lift shafts would not have a visual impact on the setting of the listed building. The proposed brick type has been sensitively chosen to reflect the Palace. The proposed 'bays' articulate the building and provide a visual harmony with the tower. The building would be connected to the North West tower by a glass link providing a visual separation between the historic fabric and the new build.</p> <p>By virtue of its location, the proposal would have no impact on the Registered Historic Park. The impact on the conservation area is considered to be positive</p>	Comments noted and conditions imposed as recommended

No.	Stakeholder	Question/Comment	Response
		<p>and the proposal would preserve as well as enhance it.</p> <p>Overall, it is considered that the proposed scheme would preserve as well as enhance the heritage assets and their setting. Additionally, the scheme would have significant heritage benefits, providing much needed multi-purpose spaces in place of detracting cabins as well as refurbishing and stabilising the North West tower and the North wall. The scheme is, therefore, acceptable.</p> <p><b>CONCLUSION</b></p> <p>In context of the Council's statutory duty in respect of heritage assets it is felt that the proposed repair and refurbishment works would preserve and enhance the character and appearance of the building as well as the other heritage assets and would be acceptable. These works are necessary to provide ancillary spaces for the Palace and would greatly facilitate the building's future use providing substantial heritage and public benefit. The scheme is, therefore, considered to be acceptable from a conservation point of view.</p> <p><b>CONDITIONS</b></p> <ol style="list-style-type: none"> <li>1. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.</li> <li>2. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority</li> </ol>	

No.	Stakeholder	Question/Comment	Response
		<p>notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.</p> <p>3. Notwithstanding the approved drawings, further details, 1:20 (or as appropriate) scale drawings, schedule of works and methodology statement (as appropriate) should be submitted for further approval in respect of the following, prior to the specific works commencing on site:</p> <ol style="list-style-type: none"> <li>a. The glass link (drawings at a scale 1:20);</li> <li>b. The opening up works to the tower and its refurbishment for the new uses;</li> <li>c. Works required to stabilise the North wall;</li> <li>d. Materials in relation to the new building including samples where necessary;</li> <li>e. Fenestration details at 1:10 scale for the Tower, the North Wall (blocked up windows that are being opened) and the new building.</li> </ol>	
	<b>EXTERNAL</b>		
	The Theatres Trust	Proposal would not affect future operation of the Theatre. No objection	Noted
	Alexandra Residents Association	Objection to the reinstatement of window openings at 5 <sup>th</sup> level and the proposed roof terrace at roof level due to privacy and overlooking issues and also noise nuisance from events	The roof terrace has now been removed from the proposal. The proposed window openings would be obscure glazed to mitigate any potential overlooking

No.	Stakeholder	Question/Comment	Response
	Alexandra Park & Palace CAAC	<p>The CAAC has considered this application and wishes to submit the following comments. Some aspects of the proposals are to be welcomed, but we have reservations and concerns about some other aspects. Our concerns are not to be registered as formal objections – they are simply comments that we would like to be considered during the review, development and construction phase of the project, if it is approved.</p> <ol style="list-style-type: none"> <li>1. We welcome this opportunity to restore and bring back into use parts of the original fabric of the building. Our concern here is that had this been the main opportunity being addressed within the context of an overall vision for the Palace, then the outcome might have been better and not constrained by the main driving force being the need to provide storage space.</li> <li>2. We welcome the approach being taken with the design of the proposed new building to be appropriate, contemporary and understated using sympathetic materials, and not a pastiche or period copy.</li> <li>3. Our concerns about the new building are to do with the south elevation as shown in the visualisation on page 28 of the D&amp;A Statement. The proposed colonnade to provide a covered pedestrian route separated from vehicle traffic is welcomed, as are the screening fins at higher level. However, we have reservations about the brick piers above the slender square columns that extend to the underside of the brick fascia – as proposed this looks clumsy and top-heavy. We would prefer more distinctive circular section columns (that would also obviate the need for ground level ‘shin-pads’) to support a boldly horizontal fascia.</li> <li>4. While the proposed new building would improve the visual impact of the West Yard, there is also the opportunity here to link the fascia to some new screening to extend over the “warehouse like building” at the eastern end of the Yard. Covering up these utilitarian steel girders and incongruous shallow roof pitch with a simple horizontal fascia with expressed panel joints, would improve the visual impact and visitor experience of this corner of the Palace, between the Tower and the Palm Court.</li> <li>5. From the point of view of conservation of heritage, we welcome the restoration of the North West Tower, although we regret that the opportunity has not been taken to restore the upper level of the Tower and its pyramidal turret. We recognise that the proposed interventions into the historical fabric of the Tower and the North Wall have risks associated with them and we hope these have been duly considered.</li> </ol>	<p>Points noted and incorporated into the proposal where possible. The points re symmetry of the windows is not considered to be problematic by Historic England or the Council’s Conservation Officer.</p> <p>Recommendations for further works beyond the scope of the application proposal have been passed on to the applicant</p>



No.	Stakeholder	Question/Comment	Response
		<p>6. We support the idea of reopening three of the six blocked up windows in the North Wall. However, the explanation given on page 5 of the D&amp;A Statement that the joinery here “would match that of the existing Theatre” is clearly wrong. The higher level windows at the Theatre end of the North Wall are still blocked. Although we are less concerned about retaining symmetry as others are, we note this opening up of three windows breaks the existing symmetry of the North façade. An aerial photograph from the 1920s shows six unblocked windows on each wing of the North façade.</p> <p>7. The need for symmetry was one of Historic England’s main concerns when they supported the controversial plans for the TV Studios in the East Wing and there is some irony in the fact that their submission in support of the current proposal goes against their earlier stance. HE also seems to be confused in thinking that the North Wall bounded the ice-rink – it didn’t, it bounded the roller-skating rink.</p>	
	Thames Water	With regard to sewerage infrastructure capacity, Thames Water would not have any objection to the above planning application. On the basis of information provided, with regard to water infrastructure capacity, Thames Water would not have any objection to the above planning application.	Noted
	Natural England	No comments	Noted
	Historic England GLAAS	Recommend no archaeological requirement	Noted
	Neighbour		

No.	Stakeholder	Question/Comment	Response
	Responses		
		Proposals are contrary to Alexandra Palace Master Plan	<p>The proposals are consistent with the Site Allocations DPD and with the Masterplan which seeks to promote the Palace as a visitor and community venue</p> <p>Master Plan and initiatives are constantly evolving</p>
		Additional traffic would cause highways/ parking concerns / co2 emissions and noise pollution	<p>The scheme has been considered by Transport who have assessed existing and comparable trip generation and parking levels and have raised no objection subject to controls and a travel plan.</p>
		Potential noise nuisance from roof plant	<p>The plant is not considered to cause any material harm to residential amenity given the separation distances. The plant would be subject to noise control under noise and pollution</p>

No.	Stakeholder	Question/Comment	Response
			legislation.
		Ramp may undermine architectural integrity of building	Historic England and the Council's Conservation Officer advise that the ramp is at low level and would not undermine the integrity of the Listed Building.
		Ecological survey is incomplete / Kestrels have nested on site (17-20 years)	An ecological survey has been carried out and a careful contractors condition imposed. The applicant has been advised to assess and consider further impact however it is not considered that any further planning control is needed.
		Light pollution from roof terrace would be intrusive	The roof terrace has been omitted from the scheme.
		Loss of privacy to residents from new windows	The proposed 3 window openings on the north elevation would be obscure glazed and therefore overlooking would be mitigated.
		Lighting, noise and overlooking from roof terrace	The roof terrace has been omitted from the scheme.

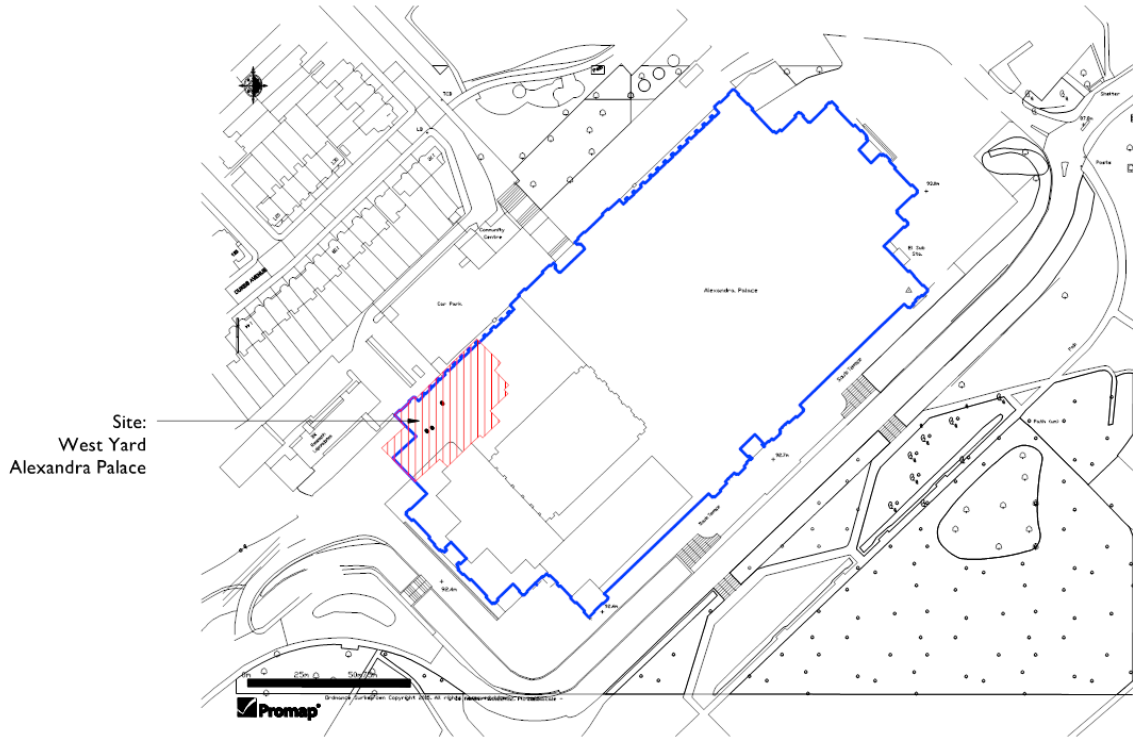
No.	Stakeholder	Question/Comment	Response
		Increased noise nuisance and disturbance from patrons and roof terrace	The roof terrace has been omitted from the scheme.



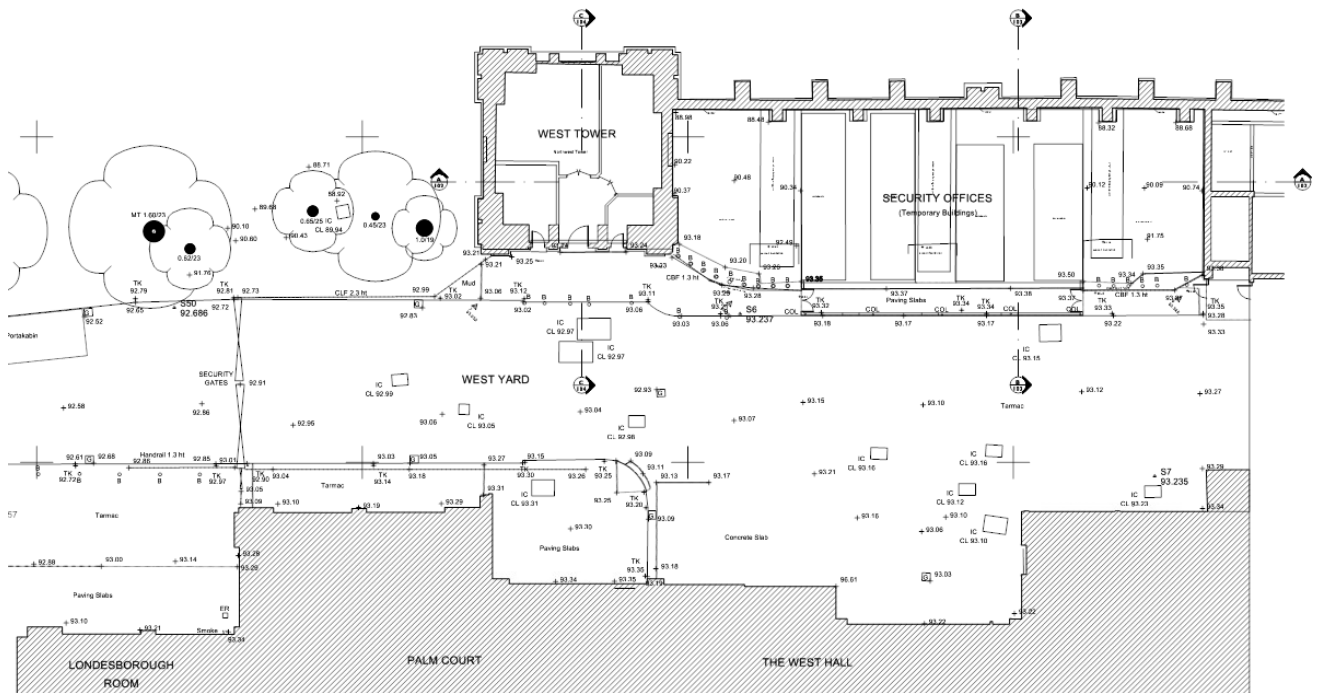


# Appendix 1 Plans and Images

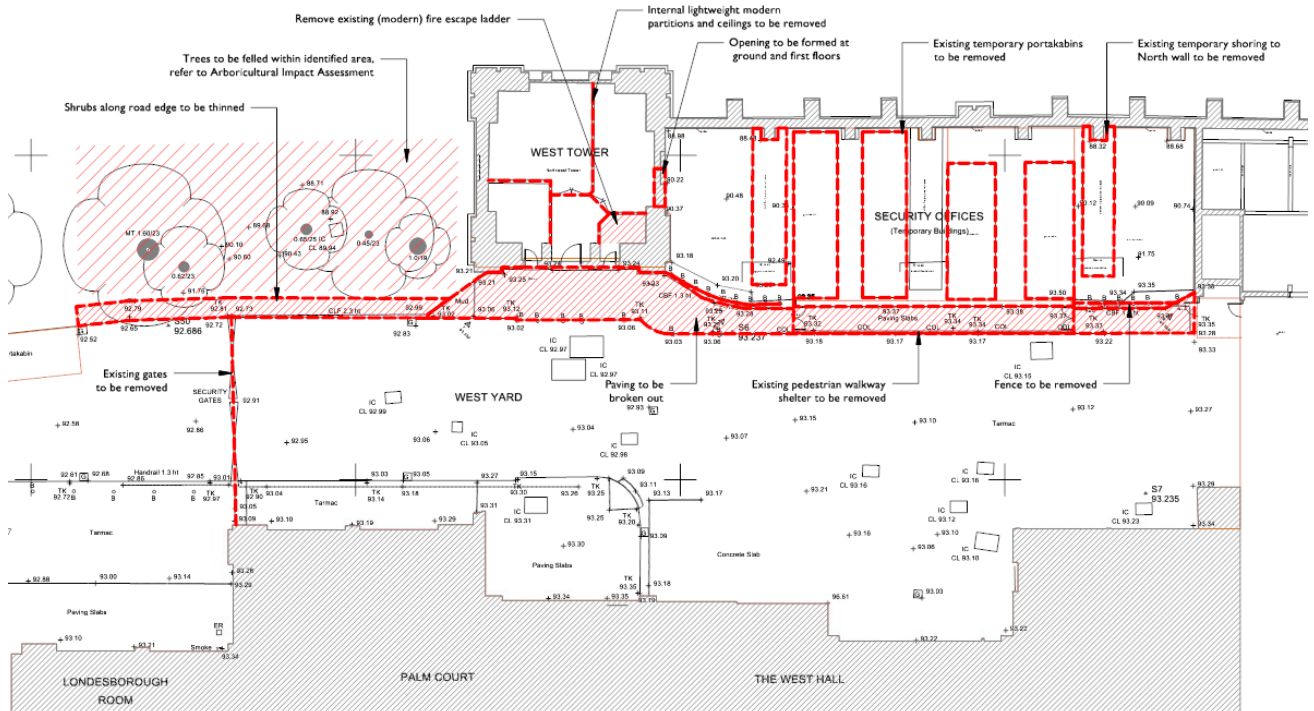
## Site Location Plan



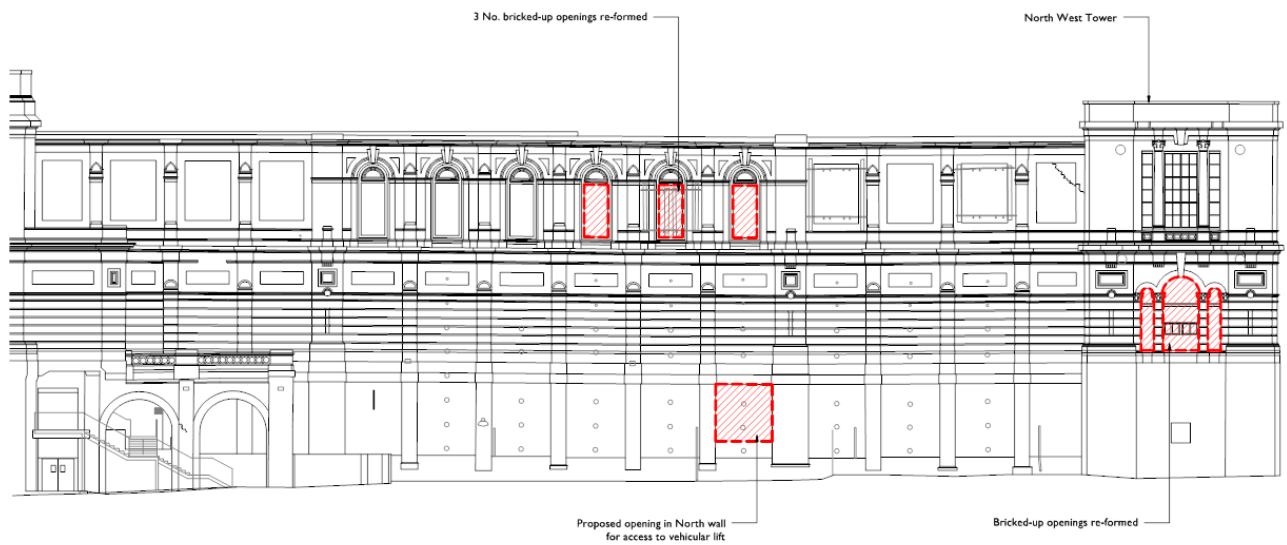
## Site Plan



# Alterations & Demolitions Plan

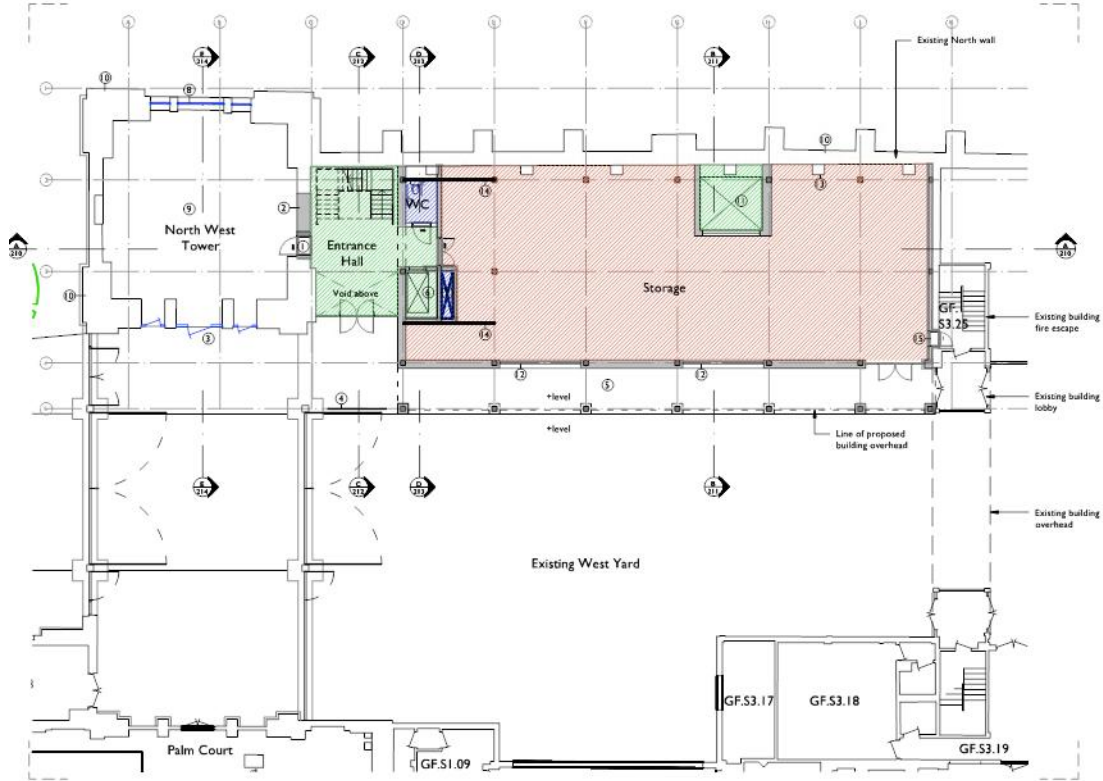


# Alterations & Demolitions Plan North Wall



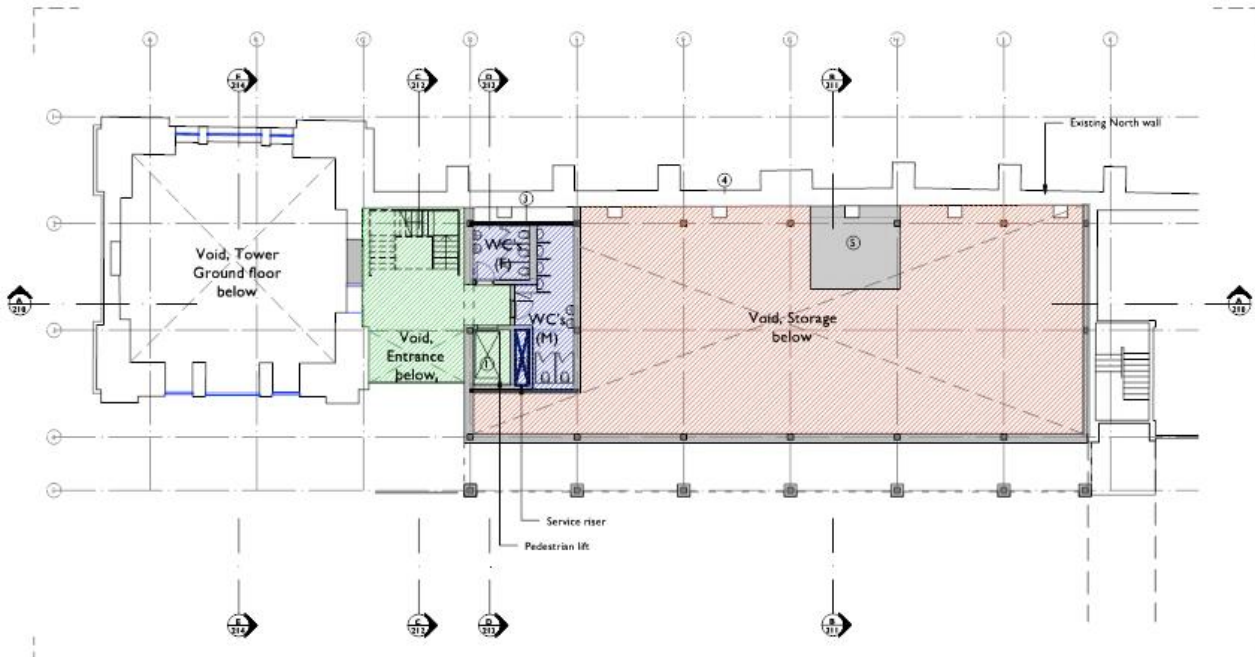


### Proposed Ground Floor (Level 3)

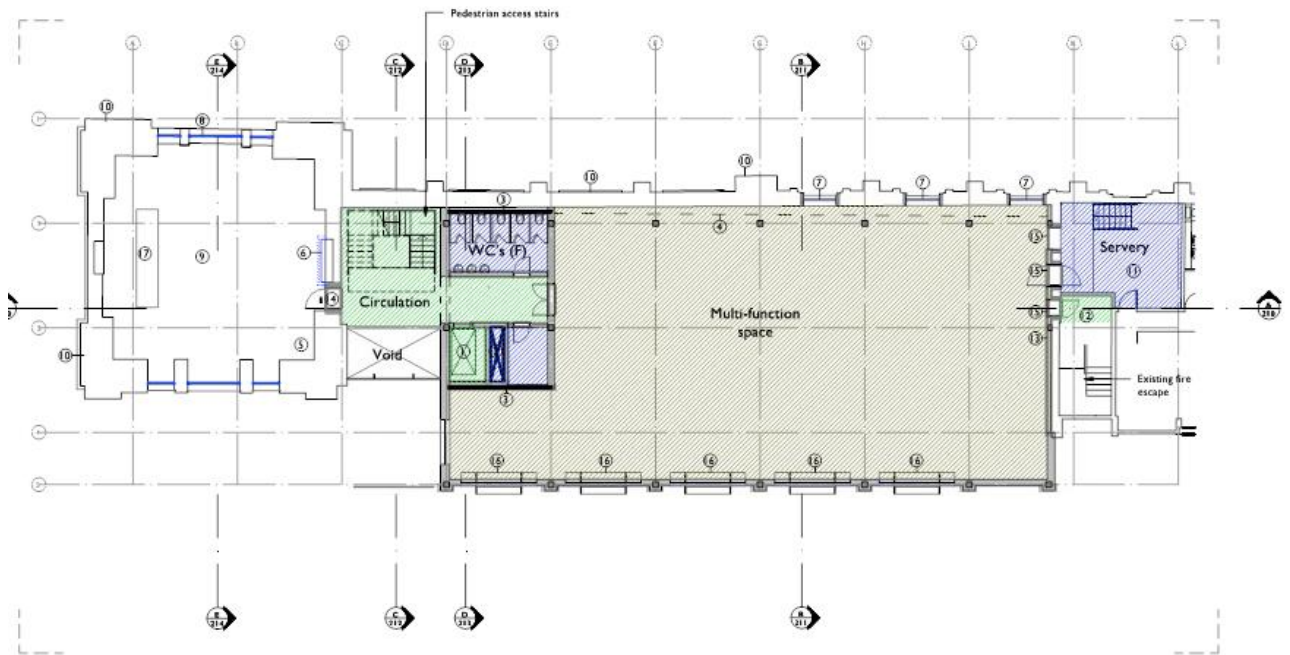


01 - Proposed Ground Plan - Level 3 - 1:200@A3

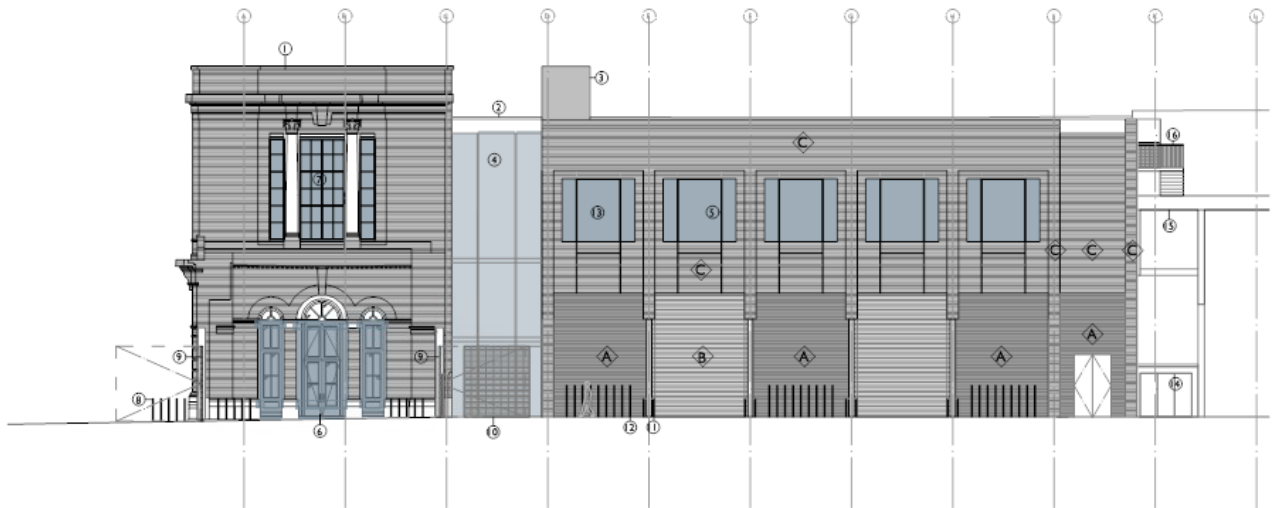
### Proposed Level 4



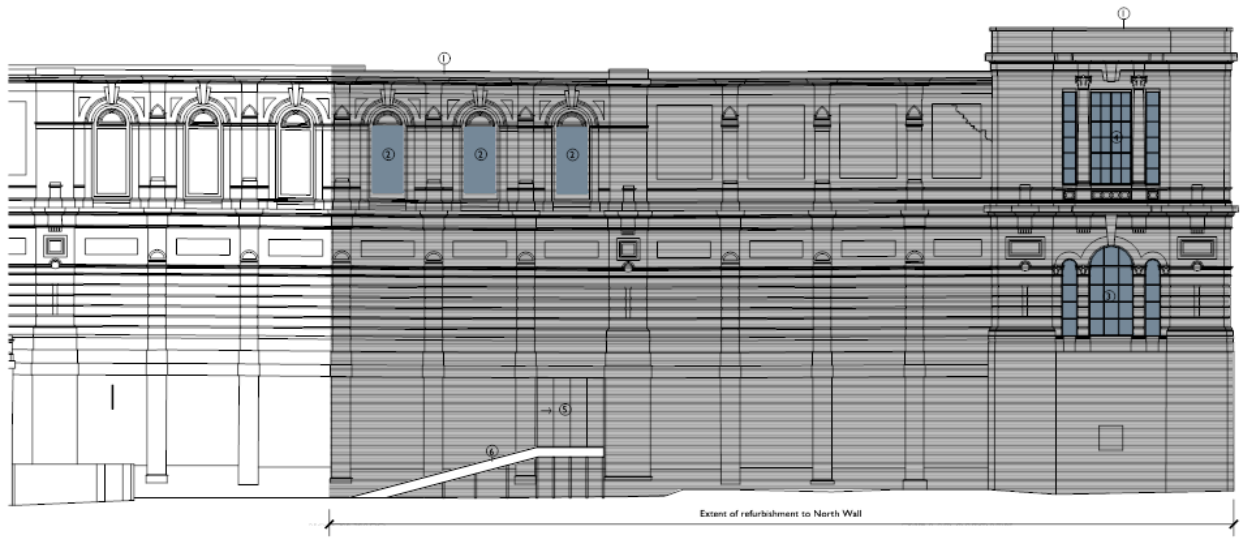
# Proposed Level 5



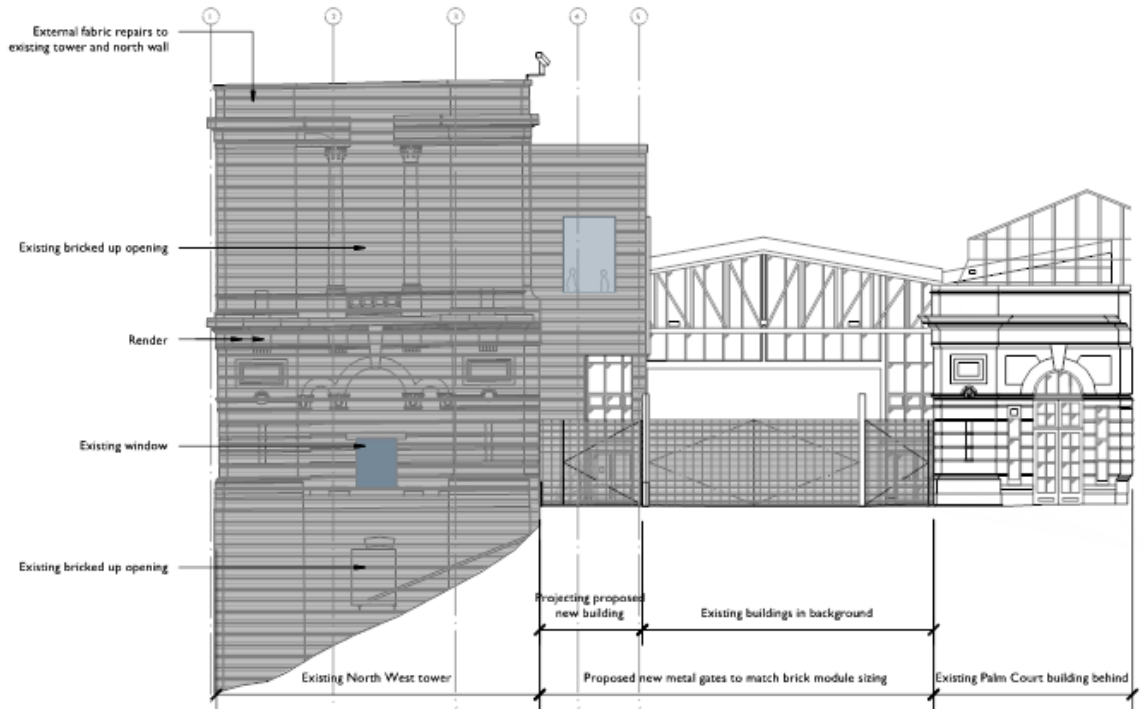
# Proposed South Elevation



# Proposed North Elevation



# Proposed South-West



**Drawing number of plans:**

**Planning Permission:**

