

Application ref: 2024/1237/P  
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Date: 21 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Frankham Projects  
Irene House  
Five Arches Business Park  
Maidstone Road  
Sidcup  
DA15 5AE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Maida Vale Telephone Exchange**  
**138 Maida Vale**  
**London**  
**W9 1QD**

Proposal:

Erection of a substation and associated enclosure.

Drawing Nos:

EDS07-3102.01 (Sheet 1), rev C; EDS07-3102.01 (Sheet 2), rev A; EDS07-3102.01 (Sheet 3), rev A; 700641-FCG-XX-ST-DR-B-1000-S4-P01; MVALEDNO/M&E002, rev D; Cover letter, prepared by Frankham Projects.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

EDS07-3102.01 (Sheet 1), rev C; EDS07-3102.01 (Sheet 2), rev A; EDS07-3102.01 (Sheet 3), rev A; 700641-FCG-XX-ST-DR-B-1000-S4-P01; MVALEDNO/M&E002, rev D.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves the installation of a substation and associated enclosure, hosting an electrical transformer and sited within an existing telephone exchange.

The substation and enclosure would be positioned within the front forecourt, behind an existing brick boundary wall and a metal pedestrian gate.

While positioned at the front of the site, the substation/enclosure would be a minor element of the front of the site and seen in the context of the existing large telephone exchange building and associated recessed parking bays, which are the prominent feature as viewed from the street. Additionally, the substation and enclosure would be partly screened by the existing boundary treatments. As such, the visual and character impacts of the substation and enclosure are acceptable.

Given the separation distance of the substation and enclosure and it clearly being associated with the existing telephone exchange, the works would not cause harm to the setting of the adjacent Grade II listed 'Mecca Social Club Carlton Rooms' building.

The substation and enclosure would be set behind the path of the existing front swing gates, so would not compromise the movement of vehicles to or within the site.

Given the nature of the proposed works and the separation distance of the substation and enclosure from nearby residences, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers, including in terms of loss of light, outlook, or privacy.

No objections have been received prior to coming to this decision. The

planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer