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For the attention of: Brendan Versluys

Planning Portal Ref: PP-13787914  
HS2 Ref: LBC.PS.10007

20 February 2025

Dear Brendan,

**HIGH SPEED RAIL (LONDON- WEST MIDLANDS) ACT 2017**  
**LONDON BOROUGH OF CAMDEN: REPLACEMENT LONDON UNDERGROUND TRACTION**  
**SUBSTATION AND VENT SHAFT BUILDING (LBC REF. 2019/0162/HS2)**  
**SUBMISSION No. LBC.PS.10007: NON-MATERIAL CHANGE TO VARY CONDITION 3**

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We submit herewith a request for the approval of a Non-Material Change under Schedule 17, Paragraph 21 of the High Speed Rail (London – West Midlands) Act 2017 ('the HS2 Act').

This submission relates to the Replacement London Underground Traction Substation and Vent Shaft Building, for which plans and specifications were approved by the London Borough of Camden (LBC) on 14 August 2019 (LBC ref: 2019/0162/HS2). Non-material changes to the design of the tiled façade were subsequently approved on 9 September 2021 (LBC ref: 2021/3798/HS2).

The replacement building is currently being constructed and is located to the south of Cobourg Street, along Stephenson Way, within the current HS2 Euston construction site hoardings.

The submission comprises the following documents:

1. Submission Letter (this letter), which sets out the proposed amended wording for Condition 3 of application referenced 2019/0162/HS2 [For information]; and
2. Non-material Change Proforma.

## **Non-material Change – Condition Wording**

A condition was attached to the original approval that required details of an external lighting strategy to illuminate the building prior to the building being brought into use. Condition 3 currently states:

*“Details of an external lighting strategy showing the illumination of the building shall be submitted to and approved in writing by the local planning authority prior to the building being brought into use. The approved strategy shall be implemented prior to the use of the building commencing and retained and maintained thereafter.”*

Since the grant of Schedule 17 plans and specifications approval the above ground building structure has been constructed, although the façade has not yet been installed. To enable the existing London Underground traction substation building (located on the corner of Drummond Street and Cobourg Street) to be decommissioned in connection with wider HS2 works at Euston, it is necessary to bring the replacement vent shaft into use. A separate Schedule 17 Bringing into Use application to enable the vent shaft to be brought into use is currently being considered by LBC (LBC ref: 2024/2800/HS2).

At the point of bringing into use, the external lighting strategy required by Condition 3 cannot be feasibly implemented for the following reasons:

- The façade has not been installed as the permanent façade details are subject to further design development and testing. With the façade design still undergoing development, an external lighting strategy cannot be developed;
- Upon approval of the Schedule 17 plans and specifications request in August 2019, HS2 Ltd informed LBC of challenges with incorporating external lighting into the façade of the building given comments raised by Transport for London (TfL) about maintenance and operational costs for the lighting, therefore the building has not been designed to incorporate lighting equipment attached to the building and instead the equipment needs to be located in the public realm; and
- At the time of original Schedule 17 plans and specifications approval, HS2 Ltd also informed LBC that it was unlikely the public realm surrounding the building would be completed when the building was brought into use. As a result, it was likely that it would not be possible to provide a lighting scheme at bringing into use stage.

While the programme for the completion of the public realm has not yet been established, we wish to amend the trigger for approval of the external lighting strategy, to such a time that

further design information for the surrounding public realm (and opportunities for lighting installation) may emerge. The following revised wording to Condition 3 is sought in connection with this non-material change application:

*"Details of an external lighting strategy showing the illumination of the building shall be submitted to and approved in writing by the local planning authority prior to the building façade being completed. The external lighting shall thereafter be implemented, retained and maintained in accordance with the approved strategy."*

### **Submission Fee**

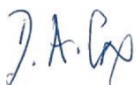
No fee is payable for this submission due to the Service Level Agreement (SLA) that exists between HS2 Ltd and the London Borough of Camden.

This application submitted by Mace Dragados Joint Venture (MDjv) on behalf of the nominated undertaker, lies within the area designated for consultation under the High Speed Two Safeguarding Directions issued by the Secretary of State for Transport on 22 August 2018. The application need not be referred to High Speed Two Ltd for consultation for the purpose of the Directions. Should you have a query or require further guidance on safeguarding, please contact the Safeguarding Planning Manager at [town.planning@hs2.org.uk](mailto:town.planning@hs2.org.uk), or

The Safeguarding Planning Manager  
High Speed Two (HS2) Limited  
Two Snowhill  
Snow Hill Queensway  
Birmingham  
B4 6GA

I trust the above gives you sufficient information to determine this request for non-material change approval. Should you wish to discuss this matter further, please contact Pan Hu (Pan.Hu@macedragados.com).

Yours sincerely,



Damian Cox  
Town Planning Manager  
High Speed Two (HS2) Limited  
Cc: Pan Hu  
Will Reed-Wright