



**ADRIAN SALT AND PANG LIMITED**  
INTERNATIONAL DEVELOPMENT PLANNING CONSULTANTS

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Ref. LIVE/UKPN PrattSt/Camden 23Sep13

Ms Jenna Litherland  
Planning Officer  
Planning and Regeneration  
Culture and Environment Directorate  
London Borough of Camden  
Camden Town Hall  
Judd Street  
London WC1H 8ND

23 September 2013

Dear Ms Litherland

**Re: Application for a Certificate of Lawful Development (Proposed)**  
**Applicant: London Power Networks plc**  
**Address: 57 Pratt Street, London NW1 0DN**

On behalf of London Power Networks plc, we are writing to apply for a Certificate of Lawful Development (Proposed) for the above property. Please find attached a cheque in the sum of £192.50 which is the fee for this type of application, an application form and a list of the drawings that accompany this application.

The proposed works to the building are described in the attached Tables 1 and 2 and illustrated in enclosed drawings (Fig.8 - Fig.13). The works include a side extension and alterations to the external facade. All the proposed works can be undertaken under permitted development rights, namely, GPDO Part 17, Class G(d), i.e. *"The extension or alteration of buildings on operational land"*.

Class G(d) applies provided:

- the proposed development is only an extension and/or an alteration to a building (as distinct from the construction of a new building);
- the building is not listed, the site is not in a conservation area and there is no Article 4 Direction applied to the site;
- the height of the original building would not be exceeded;
- the cubic content of the original building would not be exceeded by more than 25%;
- the floorspace of the original building would not be exceeded by more than 1,000sqm.

The proposed works satisfy the above criteria as follows:

1. No.57 Pratt Street is situated within the compound of the operational substation of St Pancras Substation (bounded by Pratt Street, Royal College Street and Georgiana Street).

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2. No.57 Pratt Street is not within a conservation area, it is not listed and there is no Article 3 direction applied to the site.
3. The height of the proposed extension does not exceed the height of the original building of No.57 Pratt Street.
4. The cubic content of the original building would not be exceeded by more than 25%;

No.57 Pratt Street (excluding basement lightwells):

Existing volume: 6,954cu.m  
Proposed volume: 7,850cu.m  
The increase is 896cu.m i.e. +12.88%.

5. The floor area of the original building will not be exceeded by more than 1,000sqm:

No.57 Pratt Street (excluding basement lightwells):

Existing gross floor area is 1,625sqm  
Proposed gross floor area is 1,844sqm  
The increase is 219sqm i.e. +13.5%.

The above confirms that the proposed works fall within GPDO Part17 Class G(d).

The details of the improvement and repair works are shown in Table 2 and attached drawings.

I look forward to your confirmation that the proposed extension and the proposed works to the exterior of the existing building is permitted development.

Yours sincerely



**ADRIAN SALT**, DipArch, DipTP, FRSA, FRTPI

Encl.

## List of Drawings:

Fig.1	Location and Site Plan	(1 : 2,500 and 1 : 1,000 @ A3)	(Source: URS 47067327-900 Rev1)
Fig.2	Existing Basement GA	(1 : 200 @ A3)	(Source: URS 47067327/1001 Rev2)
Fig.3	Existing Ground Floor	(1 : 200 @ A3)	(Source: URS 47067327/1002 Rev2)
Fig.4	Existing First Floor	(1 : 200 @ A3)	(Source: URS 47067327/1003 Rev2)
Fig.5	Existing Second Floor	(1 : 200 @ A3)	(Source: URS 47067327/1004 Rev2)
Fig.6	Existing Third Floor	(1 : 200 @ A3)	(Source: URS 47067327/1005 Rev2)
Fig.7	Existing Roof	(1 : 200 @ A3)	(Source: URS 47067327/1006 Rev2)
Fig.8	Proposed Basement	(1 : 200 @ A3)	(Source: URS 47067327/2001 Rev4)
Fig.9	Proposed Ground Floor	(1 : 200 @ A3)	(Source: URS 47067327/2002 Rev5)
Fig.10	Proposed First Floor	(1 : 200 @ A3)	(Source: URS 47067327/2003 Rev5)
Fig.11	Proposed Second Floor	(1 : 200 @ A3)	(Source: URS 47067327/2004 Rev5)
Fig.12	Proposed Third Floor	(1 : 200 @ A3)	(Source: URS 47067327/2005 Rev5)
Fig.13	Proposed Roof GA	(1 : 200 @ A3)	(Source: URS 47067327/2006 Rev3)
Fig.14	Existing North Elevation	(1: 200 @ A3)	(Source: URS 47067327/1010 Rev 2)
Fig.15	Existing South Elevation	(1: 200 @ A3)	(Source: URS 47067327/1011 Rev 2)
Fig.16	Existing East and West Elevation	(1: 200 @ A3)	(Source: URS 47067327/1012 Rev 2)
Fig.17	Proposed North Elevation	(1: 200 @ A3)	(Source: URS 47067327/3013 Rev 3)
Fig.18	Proposed South Elevation	(1: 200 @ A3)	(Source: URS 47067327/3014 Rev 3)
Fig.19	Proposed East and West Elevation	(1: 200 @ A3)	(Source: URS 47067327/3015 Rev 3)
Fig.20	Existing Section	(1: 200 @ A3)	(Source: URS 47067327/1020 Rev 2)
Fig.21	Proposed Section	(1: 200 @ A3)	(Source: URS 47067327/3020 Rev 1)