

Your ref:

Our ref: LCNP-TML-A00AE-EN00_Z-RP-W-0012

London Borough of Camden
Planning Department
Camden Town Hall
Argyle Street
London
WC1H 8NJ

London Overground
Site office
Oldfield Grove
London SE16 2NE

tfl.gov.uk/overgroundcapacity

16th August 2013

Dear Mr Miller

**Application for Prior Approval under Part 11 - The Town and Country Planning (General Permitted Development) Order 1995 Schedule 2
London Overground Capacity Improvement Programme (LOCIP) : Hampstead Heath Station, Platform Extension works**

Since Transport for London (TfL) took over the network in 2007, London Overground has become one of the UK's most reliable rail services and passenger numbers have nearly quadrupled (from 33m in 2008 to 120m in 2012). Demand is forecast to increase by a further 40%, when also taking into account passengers using the recent extension to Clapham (based on population and employment projections in the London Plan).

To maintain our high standards of reliability as demand grows, we are extending London Overground trains from four to five carriages across the network (except on the Gospel Oak to Barking line where trains remain diesel powered). This will deliver a 25 per cent increase in capacity so we can carry more passengers and reduce crowding.

Works to accommodate the longer trains as part of the £320m London Overground Capacity Improvement Programme (LOCIP) will include platform extensions to a number of stations which will comprise the following individual elements:

- construction of completely new lengths of platform;
- construction of finishes onto existing part built platforms;
- moving stop signs;
- movement of gate onto existing unused platform; or
- a combination of the above elements.

Works on the North London Line are due to commence from the beginning of October 2013 onwards and Hampstead Heath will be one of the first stations to be expanded, subject to approval.

Hampstead Heath is a two platform station located at the east end of a cutting which leads into Hampstead Heath Tunnel. Both platforms are currently too short for the London Overground 5 carriage operation and require extensions.

It is proposed that Platform 1 is extended by a distance of 14.85m. There are no Overhead Line Equipment (OLE), signalling or E&P impacts for the extension.

It is proposed that Platform 2 is extended at the eastern end by approximately 23.5m. In order to minimise impacts to the Relocatable Equipment Building (REB) compound and existing OLE stanchion, the proposed width of Platform 2 will be the minimum 2.5m. This will bring it within touching distance of the fence line for the REB compound and relevant security fencing will need to be provided to prevent breaches that may occur. This extension also requires a movement of signal NL1012 by 42m and signal NL1044. Signal NL1010 would be moved eastward.

The lighting and CCTV / PA coverage will be provided by new cameras and PA equipment mounted on proposed lighting columns. Where the surface areas of the existing platforms are affected by the removal / relocation of lighting columns and access covers, they are to be made good to match existing.

The works to extend the platforms consist of cable route relocations, construction of foundations and platform structures (complete with architectural finishes and fences), end steps, signage, and equipment installation.

The platform lengthening shall be carried out using the same style of copers and tactile paving as already exist at each station. The platform rear barriers / screens, frieze and other architectural finishes shall be extended in the same style as existing.

The proposed works are considered to fall under Part 11, Schedule 2 of the General Permitted Development Order 1995 (GPDO). Class A of Part 11, Schedule 2 of the GPDO states that permitted development includes development authorised by – *(a) a local or Private Act of Parliament...which designates specifically the nature of the development authorised and the land upon which it may be carried out.* The Acts that cover Hampstead Heath Station are the Hampstead Junction Railway Act 1853 and the Hampstead Junction Railway Amendment Act 1859, both of which incorporate the Railway Clauses Consolidation Act 1845 (RCCA).

I would draw your attention to Section 16 of the RCCA which expands upon the works that may be carried out by the railway owner which include the power *“from time to time alter, repair, or discontinue the before-mentioned works, or any of them, and substitute others in their stead; and they may do all other Acts necessary for making, maintaining, altering, or repairing and using the Railway”.* (full working attached).

However as the proposed works include *(a) the erection, construction, alteration of any building, bridge, etc.* the prior approval of the appropriate authority is required in advance of these works taking place under Clause A.1 of Part 11, Schedule 2 of the

GPDO. Clause A.2 of Part 11 states that *prior approval is not to be refused by the appropriate authority nor are conditions to be imposed unless they are satisfied that;*

(a) *The development (other than the provision of or works carried out to a dam) ought to be and could reasonably be carried out elsewhere on the land; or*

(b) *The design or external appearance of any building, bridge, aqueduct, pier or dam would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid such injury.*

As you are aware, in assessing an application for prior approval it is necessary for the Local Planning Authority to have regard to points (a) and (b) above in isolation in accordance with Clause A.3 of Part 11 of the GPDO. Please therefore find attached the following documents and drawing numbers for your consideration:

- Site Plan 1:1250
- Section 16 of the Railway Clauses Consolidation Act 1845
- Drawing Number LCNP-HAG-F00CT-EN27_2-DR-W-0310 D01 D2 -
Hampstead Heath Station Platform Extensions Proposed Key Plan
- Drawing Number LCNP-HAG-F00CT-EN27_2-DR-W-0320 D01 D2 -
Hampstead Heath Station Platform Extensions Proposed Platform Finishes & Elevations Platform 1 (Westbound)
- Drawing Number LCNP-HAG-F00CT-EN27_2-DR-W-0321 D01 D2 -
Hampstead Heath Station Platform Extensions Proposed Platform Finishes & Elevations Platform 2 (Eastbound)

To confirm that you accept the proposals under Part 11, Schedule 2 of the GDPO, please kindly issue a decision notice or letter stating that 'prior approval' has been granted for our records. This request for prior approval is a statutory formal process not an informal enquiry or notification. As such we would welcome a decision to be made within 8 weeks from the receipt and acknowledgement of this application.

Please don't hesitate to contact me if you have any queries. If you should you require any additional information or wish to discuss please do not hesitate to contact my colleague Katie Anderton.

Yours sincerely

**Katie Arthur MPlan MRTPI APMP
Town Planner**

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MAYOR OF LONDON

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