

Delegated Report		Analysis sheet		Expiry Date:		16/11/2011	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		21/10/11	
Officer				Application Number(s)			
Sara Whelan				2011/4778/P			
Application Address				Drawing Numbers			
Fisher Street Substation Site Fisher Street London WC1R				Please see draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Submission under Schedule 7 of the Crossrail Act 2008 for the construction of a roof extension to house electrical switchgear on the roof of the UKPN Fisher Street substation site (CAM/3/11)							
Recommendation(s):		Grant					
Application Type:		Schedule 7 application pursuant to the Crossrail Act 2008					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	28	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		Site notice 30/09/11 – 21/10/11 25 Procter Street – Objection - The extension will block out all natural daylight to our third floor staff room - The area is frequently use for both internal and external meetings, staff inductions, briefings and also used as a canteen for staff - With the roof extension it would be dark and unsightly through the windows OFFICER COMMENT: please refer to section 3					
CAAC/Local groups* comments: <small>*Please Specify</small>		None to be consulted					
Site Description							
The Fisher Street shaft is bounded by an existing UK Power Network substation building along the eastern boundary, Fisher Street, Southampton Row and Catton Street lie along the sites North, West and South boundaries respectively. The site is close to the boundary of the Kingsway Conservation Area and is adjacent to a Grade II listed Building, 8-10 Southampton Row.							
Relevant History							
2011/4111/P Submission under Schedule 7 of the Crossrail Act 2008 for the weatherproofing specification for exposed areas of wall between Fisher Street shaft site and UKPN building (CAM/3/12) – approved October 2011							

Assessment

1. Context

1.1 This application is submitted as a schedule 7 application to the Crossrail Act 2008. Consent is sought for an extension to the EDF substation adjacent to the proposed location of the Fisher Street shaft site.

2. Proposal

2.1 It has been established that the Crossrail construction works will affect the electrical equipment in the substation which is highly sensitive to movement. Consequently, UK Power Networks and Crossrail have determined that it will be necessary to replace the electrical equipment in the substation which is highly sensitive to movement. It is proposed that the electrical equipment is mounted on a structure designed to accommodate the anticipated movement. To maintain local supplies, the old equipment must be maintained until the replacement is fully commissioned and the only suitable location for the new equipment would be on the roof of the existing substation building. It is therefore proposed that an extension should be constructed on the roof of Fisher Street Substation to house the new switchgear equipment.

2.2 The proposed extension would be constructed on top of the existing flat roof building. The roof area of the building is 492sqm. The proposed extension is to be located on the roof, and has a footprint of 176 sqm. The proposed roof extension is for housing switchgear and comprises a cable mezzanine and a switchgear housing enclosure within a steel structure. The dimensions of the extension are 15.5m wide, 11.3m deep and 5.8m high. The north elevation would be set back by between 4.8m and 10.5m from the existing parapet wall onto Fisher Street, and the south elevation will be set back by 8.7m to 9.3m on the Catton Street parapet wall. The enclosure will be at a distance of 2.8m from the party wall to no. 25 Procter Street.

3. Amenity of the area

3.1 An objection has been received from no. 25 Procter Street, stating that the daylight received by the adjacent office building would be affected by the proposed extension. The proposed extension would be adjacent to a party wall with no windows. The adjacent office building does have windows facing onto a lightwell. The proposed extension would not sit in front of these windows and considering that the extension would be to the west it would not block any direct sunlight to these windows. In any case the Local Development Framework does not seek to protect the amenity of office windows. There are no residential windows in the immediate area. Therefore the proposal is not considered to have any detrimental impacts upon the amenity of the area.

3.2 No acoustic report has been submitted as part of this application. It is not a requirement of the Crossrail Act for a schedule 7 application to submit this level of detail. In addition the roof extension would house switch gear which is not considered to have a high level of noise output. It is likely that the new extension would accommodate electrical disconnects, fuses and/or circuit breakers.

4. Design

4.1 The site is adjacent to a Grade II Listed building and is within the setting of the Kingsway Conservation Area. The proposed structure will be constructed of steel frame, clad with composite sheeting coated light grey. The north elevation of the roof addition will be set back 4.8 to 10.5 metres from the existing parapet wall facing onto Fisher Street. On Catton Street it will be set back from parapet by 8.7 to 9.3 metres. Due to the narrowness of both of these streets it would be difficult to view the new extension from street level.

4.2 As existing longer views of the proposed extension would be possible from Southampton Row as 2 Fisher Street and 2-6 Catton Street have been demolished to allow for the construction of a ventilation shaft for Crossrail (ref: 2009/3243/P). This view however will only be short term as it is anticipated that the site will be redeveloped following the completion of works, and that this will block out any views from Southampton Row which is part of the Kingsway Conservation Area.

4.3 It is acknowledged that the new structure will be visible from the upper floors of adjacent office blocks, however it will be seen in the context of the utilitarian sub station and have an impact no different to plant enclosure, which is a common feature in a central London location. The Council has no objection to the design of the proposed roof extension.

5. Recommendation

5.1 It is recommended that a schedule 7 application is approved

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th November 2011.
For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>