

Delegated Report		Analysis sheet		Expiry Date:		26/03/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Jenna Litherland				2014/1077/P			
Application Address				Drawing Numbers			
London Power Networks Substation Site 57-71 Pratt Street London NW1 0DP				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of 2 storey electricity sub-station.							
Recommendation(s):		Prior approval is required and granted.					
Application Type:		GPDO Prior Approval Determination					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is located on the western side of Royal College Street and forms part of a larger area operated by UK Power Network. The wider site contains electricity substations a training centre and the National Grid Headquarters. A new switch house has been approved on the western side of the site facing Georgiana Street. The site is largely bound by a high brick wall.

Relevant History

The wider site has an extensive planning history. The following applications are of relevance:

57 Pratt Street

2014/1754/P: Certificate of lawful development for extension at Ground Floor to Third Floor Levels (Floor area of 424sqm and volume of 1,515cu.m). **Currently under consideration.**

2013/7816/P: Certificate of lawful development for roof extension at third floor level and amendment to the proposed facing material applied to the north elevation. **Granted 14/01/2014.**

2013/6080/P: Certificate of lawful development for erection of a side extension and alterations to the façade of electricity substation (sui generis) in operational land. **Granted 14/11/2013.**

2009/3869/P: Erection of a headhouse building within St Pancras electrical substation, including removal and replacement of wall & gates on eastern elevation. **Granted 12/10/2009.**

10-15 Georgiana Street

2012/5994/P: Variation of condition 2 (development built in accordance with approved plans) of planning permission granted 31/10/12 (Ref 2011/4871/P) for the erection of a three storey building for use as an electricity switch house (Sui Generis) following demolition of existing light industrial building (Class B1) namely, increase in height of building by 450mm, enlargement of plant access doors on rear elevation, omission of two louvres on rear elevation, reconfiguration of ground floor layout, enlargement and relocation of louvres on stairwells and omission of cross-over on Georgiana Street. **Granted subject to a S106 agreement 23/01/2013.**

2011/4871/P: Erection of a three storey building for use as an electricity switch house (Sui Generis) following demolition of existing light industrial building (Class B1). **Granted subject to a S106 legal agreement 31/10/2012.**

Relevant policies

The Town and Country Planning (General Permitted Development) Order 1995

- Schedule 2, Part 17, Class G(e)

Assessment

Background

Class G (e) of Part 17, Schedule 2 of the GPDO states that development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking consisting of the erection on operational land of the undertaking or a building solely for the protection of plant or machinery.

The GPDO goes on to state that development is not permitted under Class G(e) if the building would exceed 15 meters. However, prior approval is required for approval of details of the design and external appearance of the building.

Assessment

The proposed building would have a maximum height of 12.9 metres. As such, the proposal falls within Class G (e). Prior approval is sought in relation to the external appearance of the building.

The proposed building would be constructed in a combination of red and buff brick with blue brick banding. The red brick would be Ibstock hanchurch mixture, the buff Ibstock London yellow multistock, and the blue Ibstock atlas smooth blue. This is considered to be appropriate and in keeping with the surrounding context. The brick is detailed to complement the existing surrounding buildings.

A brick screen is proposed to block the plant from views from Royal College Street. The screen will return on to the south and north elevations. The materials and position of the screen is considered appropriate.

The south elevation includes a number of louvred panels which are necessary for the plant. The louvred areas will not be readily visible from the public realm, given this they are considered acceptable.

To the rear a fire escape stair is proposed. Glimpses of the stair may be visible in the gap between buildings on Platt Street, however, it would by no means appear prominent or detract from the appearance of the street scene.

On the whole the design and external appearance of the building is considered acceptable.

Recommendation: Prior approval is required and granted.