

# **PLANNING STATEMENT**

***PLANNING APPLICATION TO INSTALL A LIFTING BEAM ON THE TOP OF AN EXISTING  
CONCRETE BATCHING PLANT***

***HANSON CONCRETE, FREIGHT LANE, LONDON, N1C 4BE***



**December 2014  
Ref: K44/P5**

# PLANNING STATEMENT

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## 1 INTRODUCTION

- 1.1 This planning application is submitted by Hanson Quarry Products Europe Limited (HQPE Ltd) seeking permission to make alterations to the top of the existing Concrete Batching Plant comprising the installation of a lifting beam.
- 1.2 The applicant is Hanson Quarry Products Europe Ltd, trading at the application site as Hanson Concrete.
- 1.3 Hanson is one of the largest suppliers of heavy building materials to the construction industry producing aggregates (crushed rock, sand and gravel) ready mixed and precast concrete, asphalt and cement-related materials and a range of building products including pipes, pavers, tiles and bricks.
- 1.4 The company is part of the Heidelberg Cement Group, the global leader in aggregates, which employs 70,000 people in fifty countries across five continents.
- 1.5 The subject site falls within Hanson Aggregates' Southern region where the regional head office is situated at Hanson Aggregates, St Laurence Avenue, Allington, Maidstone, Kent, ME16 0LL.

## 2 SITE DESCRIPTION AND BACKGROUND

- 2.1 The site is situated on Freight Lane, off York Way in the London Borough of Camden.
- 2.2 Other occupiers on Freight Lane include Lafarge Tarmac (concrete production), Hanson Cement rail terminal and Camden Council Transport Depot.
- 2.3 The larger site within the applicant's control extends to some 7,300 sq. m. (1.8 acres) and is effectively surrounded by railway lines running on viaducts on three sides.
- 2.4 The actual application site is relatively small at around 4 metres x 4 metres.
- 2.5 In terms of land ownership, the applicant is a prospective tenant of DB Schenker which in turn is a tenant of the freeholder, Network Rail.
- 2.6 The existing concrete batching plant was granted planning permission by Camden Council in 2004 (ref: 2004/0843/P).
- 2.7 The applicant has, in parallel with this application, applied to Camden Council for planning permission to alter the top of the existing materials elevator which will result in a small increase in maximum height of the plant.

## 3 DESCRIPTION OF THE PROPOSAL

- 3.1 The concrete batching plant is used to process aggregates, cement, water and other constituents to form ready-mixed concrete. The materials are

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mixed in the concrete batching plant which then discharges the concrete into truck mixers for onward transport to construction sites.

- 3.2 The applicant wishes to install a lifting beam on the top of the plant to facilitate maintenance. This will result in an increase in the maximum height of the plant and therefore planning permission is required.
- 3.3 At present when major maintenance is required, for example the replacement of the belt that is used in the elevator to lift materials up in the plant, it is necessary to hire in a large mobile crane.
- 3.4 Due to the proximity of the site to busy railway lines, this can be problematic. The applicant can only carry out such work with a mobile crane when the adjoining railway shuts down, for instance early in the morning. Hanson must apply for permission from the relevant railway authorities to use any such crane. The power to the railway lines must then be switched off before the mobile crane can be used. This can be inconvenient and burdensome for all parties involved.
- 3.5 Notwithstanding it is possible to use a mobile crane to do this work, it is clearly safer to use a fixed point on the plant for the purposes of lifting instead.
- 3.6 The proposed alteration simply entails the installation of a structural steel frame on the top of the materials elevator. This will be formed with galvanised rolled steel joists.
- 3.7 Currently the maximum height of the plant is 28.65 metres. The applicant has applied for permission to increase the height of the plant to 29.15 metres in a parallel application. Assuming permission is granted for that alteration, the alteration proposed in this application will take the maximum height of the plant from 29.15 metres to 31.3 metres, i.e. an increase of 2.15 metres.
- 3.8 The applicant believes this increase will have not have any significant effect on the external appearance of the plant.
- 3.9 The proposed alterations are to a previously-consented piece of plant and machinery.
- 3.10 Planning permission for the installation of the lifting beam is now sought.

# DESIGN & ACCESS STATEMENT

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## DESIGN & ACCESS STATEMENT

Applicants are normally directed to cover the following subjects in a Design & Access Statement:-

- Amount
- Layout
- Scale
- Landscaping
- Appearance (including materials)

Given this application is for plant (and machinery) and does not increase floor area, the above headings do not easily apply. The top of the concrete batching plant will look essentially the same as the existing but the maximum height will be marginally higher.

The amount of alterations required to install a lifting beam are, naturally, kept to the absolute minimum.

The layout of the alterations suits the engineering needs of the development.

Access considerations are not necessarily relevant to this application as it concerns alterations to the plant and machinery and comprises building/engineering works.

The use will not change, nor the landscaping. All other specific details are as per the details set out in the above planning statement and shown on the drawings.

The proposal is for engineering alterations to plant and machinery and these usually do not fall within the scope of a Design and Access Statement.