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Regeneration and Planning
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London Borough of Camden
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13th November 2015

Submitted via Planning Portal – Ref: PP-04314244

Dear Michael,

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

LAND WITHIN PHASE 3, ABBEY AREA REGENERATION, ABBEY ROAD NW4 4DP

APPLICATION FOR FULL PLANNING PERMISSION FOR THE CONSTRUCTION OF A UK POWER NETWORKS TRANSFORMER SUBSTATION

On behalf of London Borough of Camden Housing and Adult Social Care (HASC) (hereafter referred to as the applicant), please find enclosed an application for full planning permission to site a new electricity sub-station within part of Phase 3 to the Abbey Road Regeneration proposals. The location of the sub-station, within the wider development is illustrated in drawing No. 510-3_PL_SS_001.

This application is being submitted through the Planning Portal and has been allocated Reference No. PP 04314244.

This application comprises:

- Completed planning application form with Certificate A;
- Completed CIL Form;
- Site location plan, Sections and Elevations (PTE Architects)
- Location Plan
- Proposed Location Plan (PTE Architects)
- Technical UK Power Networks Specification for a Brick Build Transformer Substation (UKPN)

The fee for this application of £195.00 has been paid to the London Borough of Camden via. Internal transfer.

This application is being submitted concurrently with the submission of Reserved Matters to the extant Hybrid permission (2013/4678/P) which was approved on the 16 May 2014 which granted consent for:

Hybrid application for phased redevelopment of site, comprising detailed application for Phase 1 and outline application for layout and access only for Phases 2 and 3 (scale, appearance and landscaping are reserved matters). Full details provided for Phase 1 comprising: up to 141 residential units (including up to 66 affordable units) in a 14 storey tower and 6 storey block, with 522.5 sq m of retail floorspace (Class A1) and 398.9 sq m of flexible commercial floorspace (Classes A1-A5 and B1) at ground floor and associated space for parking, plant, servicing, ancillary storage and energy centre at basement level. Phase 1 includes open space and landscaping, alterations to existing highway layout and creation of new access routes, following demolition of the Belsize Road car park building. Phase 2 to comprise up to 2,500 sq m of community and health uses (Class D1) and up to 126sqm of office space (Class B1) in a two storey building following demolition of existing high level walkways. Phase 3 to comprise up to 85 residential flats in 6/7 storey blocks and 15 mews houses (including up to 48 affordable units), up to 120sqm of office space (Class B1) and up to 645sqm of flexible commercial floorspace (Classes A1-A5) and associated ancillary space for parking, plant and servicing in basement. Phases 2 and 3 include open space, landscaping, alterations to existing highway layout and new access routes. Phase 3 to follow demolition of the Abbey Community Centre and Hinstock and Emminster blocks including Belsize Priory Health and Medical centre, residential and commercial units and site-wide walkways.

This UK Power Networks (UKPN) Substation will occupy land within Phase 3 of the Abbey Road Redevelopment, adjacent to the proposed new residential block.

The Proposal

This application seeks consent for:

“Construction of a UK Power Networks Substation”

The proposals have been informed through discussions with UKPN and the proposals comply with their necessary requirements.

The substation design complies with the general construction requirement set out by UKPN in their standard specification but importantly, accords with the design principles of the entire Abbey Road Redevelopment Strategy. Drawing No. 510-3_SK_PL_100 REV A includes the full detail of the materials proposed for the substation similar to those applied across Phase 3 of the development to effectively integrate the sub-station.

The substation will be accessible via a set of double doors on the eastern elevation, positioned to ensure that a UKPN vehicle can directly access the substation and the plant. The doors will be securely fastened and the facility will not be accessible to the public.

Camden Council Local Development Plan

Section 38(6) of the Planning and Compulsory Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. In this instance, the Development Plan currently comprises the

London Plan (Consolidated with amendments March 2015) together with the Camden Core Strategy (2010) and the Camden Development Policies (2010).

As noted above the substation has been designed in accordance with the technical requirements of UKPN. However, the external appearance of the substation directly responds to the design guidelines and standards adopted across Phase 3 of the Abbey Area redevelopment. As a consequence, the substation blends seamlessly with and is totally integrated, in design terms, with the wider scheme. This approach ensures that the compound in which the substation is sited fully accords with Policy DP24 (Securing High Quality Design) where the Council requires all developments to be of the highest standard of design.

Equally, the location for the substation has been selected carefully so as not to impact upon existing and future occupiers and co-ordinates with the proposed residential buildings in both scale and design (DP26 – Managing the Impact of Development on Occupiers and Neighbours).

Additionally, in accordance with London Plan Policy (5.4A) we have engaged with and discussed the construction of this substation with UKPN prior to the submission of this application to ensure that the proposed fully meets with their requirements.

Overall we consider that the proposals accord with policies contained within the Camden Local Plan especially policies DP24 and DP26.

Community Infrastructure Levy

The London Borough of Camden adopted their Community Infrastructure Levy in April 2015. The CIL charging schedule is applicable to all proposals which add 100sqm of new floorspace. In this instance the proposals do not incur CIL payments. In addition, the proposed substation would not be occupied, and would be entered only for the purpose of inspection and therefore is exempt from CIL payments.

We consider that having regard to the above information and, in conjunction with, the accompanying plans and documentation that the proposed substation location and its enclosure complies with the policies of the statutory development plan. In addition, we consider its siting and design respects the principles of the Abbey Road Regeneration scheme, and especially Phase 3, complementing the development and causing no conflicts with the original design principles and respecting the interest of future residential occupiers of the Phase 3 development and other users of the site and adjoining public realm.

We trust that you will find the accompanying application to be in order but should you have any further queries or require clarification on any aspect then please do not hesitate to contact me or my colleague James Sheppard (0)207 182 2495.

Yours faithfully



Laura Morris
Assistant Planner