

PD10653/PB/KFH

15 December 2016

Ms Seonaid Carr  
Planning and Development  
London Borough of Camden  
5 St Pancras Square  
London

***Sent via email only***

Dear Ms Carr

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

**FORMER KING'S COLLEGE LONDON HAMPSTEAD RESIDENCE, KIDDERPORE AVENUE, LONDON, NW3 7SU**

**ERECTION OF TEMPORARY UNITED KINGDOM POWER NETWORKS (UKPN) SUBSTATION  
APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE - CONDITION SIGN OFF**

On behalf of Mount Anvil (Kidderpore) Ltd please find enclosed information comprising an application for a Lawful Development Certificate to confirm sign off of details on the design and external appearance of a temporary UKPN Substation at the site of Kidderpore Avenue.

**The requirement for a temporary substation**

The site at Kidderpore Avenue benefits from Planning Permission (2015/3936/P) granted on 6 April 2016 for the following description of development:

'Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site.'

UKPN maintain a network transformer at the Kidderpore Avenue site. This transformer and its switch gear feeds some buildings on the site, including Lord Cameron, Rosalind Franklin and Lady Chapman, and other feeds that are distributed up Kidderpore Avenue.

The lease formerly held by UKPN to occupy a space for a transformer in Rosalind Franklin has now expired and the transformer now needs to be removed.

A temporary base is therefore proposed whilst the works on site progress. This is an interim arrangement until such time as the new transformer room has been built in the replacement building for Lord Cameron Hall and the power supply can be transferred to Lord Cameron. The new transformer is situated directly over the existing group of network cables and will receive a temporary transformer and switch mechanism.

## **Description of Permitted development**

The UKPN construction of a substation falls under Schedule 2, Part 15, Class B 'electricity undertakings' of the Town and Country Planning (General Permitted Development) Order 2015. The relevant part of Schedule 2 states the following:

### **PART 15**

#### ***Class B – electricity undertakings***

*Permitted development:*

*B1. Development by statutory undertakers for the generation, transmission, distribution or supply of electricity for the purposes of their undertaking consisting of—*

- (a) the installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;*
- (b) the installation or replacement of any electronic communications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;*
- (c) the sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;*
- (d) the extension or alteration of buildings on operational land;*
- (e) the erection on operational land of the undertaking or a building solely for the protection of plant or machinery;*
- (f) any other development carried out in, on, over or under the operational land of the undertaking.*

The substation enclosure is 3mx3mx2.35m and so falls below the 29cubic metres volume threshold and 15m height threshold set out in the relevant part of the Order.

The detail and operation of the proposed substation means that the development would fall to be considered under parts a) and e) of B1.

There are two conditions attached to part B1 (a) which are compliance conditions. There is a further condition attached to part B1 (e) which states:

*Conditions:*

*B2. Development is permitted by Class B subject to the following conditions—*

*(d) in the case of any Class B(e) development, approval of details of the design and external appearance of the buildings must be obtained, before development is begun, from -  
(i) in Greater London or a metropolitan county, the local planning authority,*

## **Application Submission**

This application seeks the Council's sign off on the design and external appearance of the substation. The submission comprises the following documents:

1. Kidderpore Avenue Site Location Plan PL-ST-010 (consented 6 April 2016 and included for information);
2. UKPN Construction drawings for the substation, inclusive of location plan for the substation; and
3. two photographs of the substation in its proposed location.

## **Closing**

We trust that the application material is complete and look forward to receiving notification of validation. We understand that the application would be determined within a period of eight weeks beginning the day after the application is received by your authority according to the Article 7 of the Order.

Should you require any further information or have any queries, please do not hesitate to contact Kate Falconer Hall (020 7312 7466 [kate.falconerhall@montagu-evans.co.uk](mailto:kate.falconerhall@montagu-evans.co.uk)) at this office.

Yours faithfully



**MONTAGU EVANS LLP**

Enc.