

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

Application for a Lawful Development Certificate for a Proposed use or development.  
Town and Country Planning Act 1990: Section 192, as amended  
by section 10 of the Planning and Compensation act 1991.  
Town and Country Planning (Development Management Procedure) (England) Order 2015

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="N/A"/>
Company name:	<input type="text" value="The Hoxton (Holborn) Limited"/>				
Street address:	<input type="text" value="199-203, High Holborn"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="WC1V 7BD"/>		<input type="text"/>		
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes	<input type="radio"/> No		

**2. Agent Name, Address and Contact Details**

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Nick"/>	Surname:	<input type="text" value="Belsten"/>
Company name:	<input type="text" value="Indigo Planning"/>				
Street address:	<input type="text" value="Aldermay House"/>				
	<input type="text" value="10-15 Queen Street"/>				
	<input type="text"/>	Telephone number:	<input type="text" value="02038482500"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text" value="hannah.brown@indigoplanning.com"/>		
Postcode:	<input type="text" value="EC4N 1TX"/>		<input type="text"/>		

### 3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

### 4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

### 5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

a) Owner  b) Lessee  c) Occupier  d) Other

### 6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

### 7. Grounds for Application

#### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

The existing land is private property as part of the red line of the Hoxton Hotel. The proposed use is to install a temporary UKPN substation for a period of 6 months. This is required as works to the rear courtyard (where the current UKPN is housed) will be utilised for construction works. The substation benefits permitted development rights under the general permitted development rights order, which under Schedule 2, part 4 Class A temporary buildings and structures states that:

The provision on land of buildings, moveable structures, works, plant or machinery require temporarily in connection with and for the duration of operations being or to be carried out on, in under or over that land or on land adjoining that land. The land must be returned to its original state, once completed.

UKPN are also empowered to ensure 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 under Schedule 2, part 15 class B-electricity undertaking. There is however an expectation that the chamber would be less than 29 cubic metres.

From the plans provided, I understand that the dimensions of the substation are: 3m x 3m x 2.4 = 21.6 cubic metres. This therefore ensures the scheme benefits from permitted rights. Clearly, this doesn't take into account any highways licenses which might be required for the location on the public footpath.

## 7. Grounds for Application

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

### Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use:

Permanent

Temporary

If Temporary please give details:

Temporary installation of UKPN substation to enable construction of extension to hotel to the rear. The substation will be required for a period of 6 months.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Under the general permitted development rights order, which under Schedule 2, part 4 Class A temporary buildings and structures states that:

The provision on land of buildings, moveable structures, works, plant or machinery require temporarily in connection with and for the duration of operations being or to be carried out on, in under or over that land or on land adjoining that land. The land must be returned to its original state, once completed.

UKPN are also empowered to ensure 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 under Schedule 2, part 15 class B-electricity undertaking. There is however an expectation that the chamber would be less than 29 cubic metres.

## 8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes  No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Installation of a UKPN substation on a temporary 6 month basis.

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes  No

Has the proposal been started?

Yes  No

## 9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

## 10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

22/06/2018

Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.