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**By email and post**  
**[developmentcontrol@camden.gov.uk](mailto:developmentcontrol@camden.gov.uk)**  
let.010.SR.S.25330002

21 June 2018

Dear Sir/Madam

## **HOXTON HOTEL, HIGH HOLBORN, LONDON – UKPN TEMPORARY SUBSTATION**

On behalf of our clients, The Hoxton (Holborn) Limited, we seek a Certificate of proposed lawful use to confirm that the temporary installation of a UKPN substation by provider UKPN benefits from permitted development and does therefore not require planning consent. The Certificate has been submitted via the planning portal ref: PP-07069311 and the application includes the following information:

- Application Form
- Planning Application Fee of £462
- Site Location Plan 8500072012L TEMP
- Layout Plans- 10475-EPR-00-00-DR-A-SK84 Rev 3
- EDS 07-3102.01 Rev B
- EDS 07-3102.GE Rev A
- EDS 07-3102.GP Rev B

Planning consent was granted on 12 February 2018 (2017/0200/P) for:

“The erection of 6-storey rear infill extension above existing service yard, incorporating a green façade and mansard roof extension above exiting 5-storey wing fronting Newton Street to accommodate 46 additional hotel rooms”.

The existing service yard will become the hub for construction works once the construction programme commences in September 2018. The UKPN substation, which currently provides power to the hotel, located in the service yard, is therefore obstructing these works, and will need to be moved on a temporary 6 month basis to allow for construction activities. The substation will be relocated by UKPN to Newton Street, on Hoxton hotel owned private property.

As part of the contract with UKPN, they require confirmation that planning permission is not required for this temporary relocation. Given the scale of the substation, we consider that it benefits from permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, part 4 Class A and Part 15, Class B.

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.

Equally, UKPN are 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:  $3\text{m} \times 3\text{m} \times 2.4 = 21.6$  cubic metres. This therefore ensures the scheme benefits from permitted rights.

I trust you have sufficient information to validate the application, but if you require any further, please don't hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink that reads "S Rae .".

Sophie Rae