

LDC (Proposed) Report		Application number	2018/2976/P
Officer		Expiry date	
Kristina Smith		21/08/2018	
Application Address		Authorised Officer Signature	
199-206 Hoxton Hotel High Holborn London WC1V 7BD			
Conservation Area		Article 4	
Bloomsbury			
Proposal			
Relocation of UKPN substation for a temporary period of 6 months in association with hotel construction works (planning permission ref. 2017/0200/P dated 12/02/2018)			
Recommendation:		Refer to Draft Decision Notice	

Assessment
<p>The purpose of this application is to confirm that planning permission is not required for the relocation of two UKPN substations for a temporary period of 6 months in association with hotel construction works (planning permission ref. 2017/0200/P dated 12/02/2018). The substations would be relocated from a service yard within the curtilage of the hotel to an area of Newton Street, owned by and adjacent to the Hoxton hotel.</p> <p>The proposed change of use has been assessed against, and accords with Schedule 2, Part 4, Class A <i>Temporary buildings and structures</i> and Part 15, Class B <i>Electricity undertakings</i> of the Town and Country Planning (General Permitted Development) Order 2015.</p> <p><u>Schedule 2, Part 4, Class A <i>Temporary buildings and structures</i></u></p> <p>Development not permitted</p> <p>A.1 Development is not permitted by Class A if - (a) the operations referred to are mining operations, or (b) planning permission is required for those operations but is not granted or deemed to be granted.</p> <p><u>Officer response:</u> The development to which the application relates was granted planning permission on 12/02/2018 (ref. 2017/0200/P) and does not include any mining operations.</p> <p>Conditions</p> <p>A.2 Development is permitted by Class A subject to the conditions that, when the operations have been carried out - (a) any building, structure, works, plant or machinery permitted by Class A is removed, and (b) any adjoining land on which development permitted by Class A has been carried out is, as</p>

soon as reasonably practicable, reinstated to its condition before that development was carried out.

Officer Response: An informative will be attached to the decision notice reminding the applicant to ensure that the substations and any other adjoining land to which the development relates is reinstated to its condition before the development hereby approved was carried out.

Part 15, Class B *Electricity undertakings* of the Town and Country Planning (General Permitted Development) Order 2015.

Permitted development

B. 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.

Officer Response: The substations would be relocated by UKPN and are considered to fall within Class B(a).

Development not permitted

B.1 *Development is not permitted by Class B if -*

(a) in the case of any Class B(a) development—

(i) it would consist of or include the installation or replacement of an electric line to which section 37(1) of the Electricity Act 1989 (consent required for overhead lines)(a) applies; or

(ii) it would consist of or include the installation or replacement at or above ground level or under a highway used by vehicular traffic, of a chamber for housing apparatus and the chamber would exceed 29 cubic metres in capacity;

Officer Response: Point (i) is not relevant as the proposal is for temporary substations at ground level. The temporary substations would each measure 3m x 3m x 2.35m (21.6m³) and therefore would not exceed the 29 cubic metres in capacity.

(d) in the case of any Class B(e) development, the building would exceed 15 metres in height.

Officer Response: The structures would measure 3m in height and would therefore not exceed 15m.

Conditions

B.2 *Development is permitted by Class B subject to the conditions that, when the operations have been carried out -*

(a) in the case of any Class B(a) development consisting of or including the replacement of an

existing electric line, compliance with any conditions contained in a planning permission relating to the height, design or position of the existing electric line which are capable of being applied to the replacement line;

- (b) in the case of any Class B(a) development consisting of or including the installation of a temporary electric line providing a diversion for an existing electric line, on the ending of the diversion or at the end of a period of 6 months from the completion of the installation (whichever is the sooner) the temporary electric line is removed and the land on which any operations have been carried out to install that line is restored as soon as reasonably practicable to its condition before the installation took place;*
- (c) in the case of any Class B(c) development, on the completion of that development, or at the end of a period of 6 months from the beginning of that development (whichever is the sooner) any plant or machinery installed is removed and the land is restored as soon as reasonably practicable to its condition before the development took place; and*
- (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,*
 - (ii) in a National Park, outside a metropolitan county, the county planning authority,*
 - (iii) in any other case, the district planning authority.*

Officer Response: In respect of conditions (a), (b) and (c), informatives will be placed on the decision notice to remind the applicant of the requirement to accord with these conditions of the permitted development order.

With regard to condition (d), the applicant has provided detailed plans of the proposed substations. They are considered to be of an appropriate scale in the context of the application site. The equipment would be housed within a chamber with louvered panels and remain in situ only for the duration of the construction works. Whilst it would be visible from within the conservation area, they substations are not considered to have a harmful impact as they would be located on a street with a 'back of house' character. It is considered that the submitted details of design and external appearance are acceptable

Given the above, the temporary relocation of the substation is considered to be lawful and planning permission is therefore not required.

Recommendation: Grant Certificate of Lawfulness (Proposed)