



Daniel Pope
Chief Planning Officer
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Transport for London
Major Projects Directorate

Piccadilly line Upgrade
Programme (PLU)

5 Endeavour Square
Stratford
London
E20 1JN

24 March 2020

Dear Daniel,

Pending Certificate of Lawfulness application for Cobourg Street Switch House building extension

I am writing to you regarding the status of a Certificate of Lawfulness submitted by Transport for London (TfL) to the London Borough of Camden (LBC) in April 2019. The purpose of this application is to confirm that permitted development rights apply for the building extension proposed at Cobourg Street Switch House, to be completed by Piccadilly line Upgrade Programme (PLU).

The planned upgrade works at Cobourg Street Switch House are part of the essential power infrastructure upgrade needed to support the introduction of new rolling stock on the Piccadilly line from 2024. To deliver the necessary upgrades at this location - whilst still maintaining the critical power supplies to the operational railway - the PLU project team are required to construct an extension to the existing building at this location on our operational land.

As this upgrade and extension falls under the *Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 8, Class A*, TfL applied for a Certificate of Lawfulness from LBC on 3 April 2019. Whilst LBC's planning officers have acknowledged that the proposed works at Cobourg Street Switch House are on operational land, and as such permitted development rights exist in this instance, we understand that there may still be some concerns outstanding which are preventing the issue of the Certificate of Lawfulness, namely:

- The potential for LBC to not be consulted regarding the pattern, material, and finishing of the cladding to be installed on the façade of the new extension once the Certificate of Lawfulness is granted to PLU;
- The general impact of another construction project taking place in this specific location, and the disruption this phase of works will cause on the local residents;
- The appearance of the existing building, and that there are no near-term projects which address the present switch house façade.

To allay these concerns and so that a Certificate of Lawfulness can be issued, as the Director of the Piccadilly line Upgrade Programme I can offer the following assurances:

- The PLU project team acknowledges that the Cobourg Street Switch House is in a prominent location for the wider HS2 development at Euston, and as such the appearance of the building extension is an important consideration.
- The project will work collaboratively with LBC to ensure that their requirements are captured regarding the cladding colour, pattern, and material to be used on the façade of the new extension. As the project progresses, the PLU project team will issue LBC with the cladding design and hold a review meeting with LBC to ensure their requirements regarding the cladding are being delivered. To ensure the project continues on schedule this requirement capture process has to be concluded before 31 August 2020; additionally, it is to be noted that the PLU project does not have any additional budget to commission external artists for this work.
- The project acknowledges its role in the wider construction works taking place in the Cobourg Street area. The project will work with the internal and external stakeholders (specifically, the TfL HS2 team), to ensure that construction works are coordinated, and disruption is mitigated as far as reasonably practicable. In doing so, the project recognises its role in supporting TfL's image and function as a key partner in the wider works at Euston.
- The project notes that comments have been made regarding the present Cobourg Street Switch House façade from LBC resident groups; however, as previously discussed between the PLU project and the LBC planning team, the existing façade is not within the scope of the PLU Power Upgrade scope of works. Where feasible however, the project team will assist LBC, HS2, and associated developers in progressing any schemes which relate to the Cobourg Street Switch House façade.

I hope that the points set out above provide assurance to LBC such that the Certificate of Lawfulness for the Piccadilly line Upgrade Programme's works at Cobourg Street Switch House can now be issued.

Yours sincerely

Paul Judge
Director of Piccadilly line Upgrade Programme (PLU)
Paul.Judge@tube.tfl.gov.uk