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London Borough of Camden
Planning and Borough Development
5 Pancras Square
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FAO: Laura Hazelton

28 April 2021

Our ref: LJW/NFD/AKG/AJA/J10003

Your ref: PP-09710045

Dear Laura

**7 Water Lane, Hawley Wharf, London, NW1 8JZ
Application for Full Planning Permission**

We have been instructed on behalf of our client, Stanley Sidings Limited, to submit an application for planning permission in respect of the installation of a new substation at Building A2, Hawley Wharf, London, NW1 8RP located within the Hawley Wharf Masterplan, for the following:

“Change of use from Class A1 (Retail) to sui generis substation and all associated external works.”

Background

Planning permission (ref. 2012/4628/P) was originally granted for the mixed-use redevelopment of the Hawley Wharf masterplan site on 23 January 2013.

Since this time, there have been several minor-material (Section 73) and non-material (Section 96a) amendments to the scheme.

The operative planning permission for the site, being the most recently permitted minor material amendment, is planning permission ref: 2020/0362/P, dated 28 October 2020.

The Site has been approved for Class A1 use under the main masterplan permission (ref: ref. 2012/4628/P).

Site and Surroundings

Building A2 is located within the central area of the Hawley Wharf Masterplan. The Site is located in the centre of the Lower Ground Floor of Building A2 along the northern elevation, facing onto Water Lane.

The site is located within the Camden Town Centre.

Proposals

The proposed development incorporates the change of use of the Site from Class A1 (retail) to a sui generis substation and the associated installation of a new substation into the Lower Ground Floor of Building A2 at Hawley Wharf.

Due to individual tenant specific requirements and the change of use of some the units and areas within the Hawley Wharf masterplan site, it is necessary to undertake a site wide power upgrade. A new sub-station is proposed to house a 1000 kVA transformer to facilitate the energy requirements of Hawley Wharf. The new sub-station/transformer will provide Hawley Wharf with a total capacity of 6mVA.

It is envisaged that the proposed substation will require infrequent access. When access is required it will be managed by the LabTech's on-site security. Louvered double door access is proposed via Water Lane and an additional egress door is proposed to the rear of the substation as a secondary means of access.

All works associated with the upgrades will be confined to Building A2 and no off-site works would be required.

Power On will be appointed to undertake these works, prior to it being adopted by UKPN on completion of the works.

The proposals would lead to the following changes in use of area (GIA sqm) at the site:

Land Use	Approved	Proposed	Uplift
Class A1 Retail	10	0	- 10 sqm
Substation	0	10	+ 10 sqm
Total	10	10	0

Local Development Framework

The London Borough of Camden's Local Development Framework comprises of the following planning policy documents: The National Planning Policy Framework (2019), the London Plan, 2021) and the Camden Local Plan (2017).

Camden adopted a suite of updated Camden Planning Guidance documents on 25 January 2021.

Planning Assessment

Land Use - Loss of Class A1 retail / introduction of substation

Local Plan TC1 seeks to promote the distribution of retail and other town centre uses across the borough. Within town centres, the Council seeks the significant additional provision of retail in the Camden Town Centre.

Local Plan Policy G1 states the Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden by supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Local Plan Policy CC1 expects all developments to optimise resource efficiency.

The Site has planning permission to be operated under Class A1. 10 sqm (GIA) of Class A1 retail space is proposed to be converted into sui generis substation use as part of this proposal. The proposed development is necessary to undertake a site wide power upgrade to meet the future energy needs of the masterplan site.

The proposed development will result in the loss of a singular retail unit. It is necessary to lose this unit to allow for the power upgrade to occur which will support the continued success of the range of uses established at the masterplan site by the Applicant.

Design

Local Plan Policy D1 seeks to secure high quality design in development. Development will be required to respect local context and character and reserve or enhances the historic environment and heritage assets. The Council expects excellence in architecture and design.

All external works that are proposed to the building are proposed to closely match the existing building. The external wall appearance is proposed as fairfaced blockwork walls to match the existing, the colour of the mortar joints is proposed to match the existing and the new metal louvered doors to the substation will be matt black to match the existing. The impact of the proposed works will, therefore, be limited as the proposed external works have been designed to ensure the external appearance of the building is altered as little as possible.

The new substation will not visually impact neighbouring properties as it will be internal only, as the whole substation will be located within the existing building fabric.

The proposals are therefore considered to comply with local plan policy D1.

Amenity

Through Local Plan Policy A4, Camden seek to ensure that noise and vibration is controlled and managed.

A Noise Report prepared by Scotch Partners assesses the proposed use of the substation at the site. The noise assessment has found that condition 53 of the wider masterplan permission ref: 2020/0362/P can be complied with. The report demonstrates that noise emission from the proposed new substation, at the nearest neighbouring noise-sensitive properties, is expected to be 14 dB below the noise emission limits. The report also sets out how the equipment will be maintained and provides equipment specification details.

Overall, the proposals have been demonstrated to comply with Policy A4 of Camden's Local Plan.

Application Documentation

As part of the submission of the application on the Planning Portal, we enclose the following documents:

- Application forms and notices;
- Site Location Plan;
- Existing and proposed plans, sections and elevations, prepared by Bradley Johnson Design;
- Design and Access Statement, prepared by Bradley Johnson Design;
- Noise Report, prepared by Scotch Partners; and

- CIL forms.

The application fee of **£462** has been paid concurrent to the submission of this application.

In the meantime, should you have any questions, please do not hesitate to contact Anna Gargan or Andrew Jackson of this office.

Yours faithfully,



Gerald Eve LLP

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