

Application ref: 2021/3798/HS2
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Mace Dragados
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Dear Sir/Madam

DECISION

High Speed Rail (London - West Midlands) Act 2017

Schedule 17 - Conditions of Deemed Planning Permission Approval

Address:

Wolfson House
4 Stephenson Way
London
NW1 2HE

Proposal:

Submission under Schedule 17 of High Speed Rail (London - West Midlands) Act 2017 for non-material amendments (changes to tile façade) to plans and specifications application granted 14/08/2019 (ref: 2019/0162/HS2) for the 'erection of the replacement London Underground Traction Substation and Vent Shaft'.

Drawing Nos:

Superseded drawings: 1EW02-CSJ-AR-DEL-SS06-137221, 1EW02-CSJ-AR-DEL-SS06-137232 Rev P02.1, 1EW02-CSJ-AR-DEL-SS06-137233 Rev P02.1, 1EW02-CSJ-AR-DEL-SS06-137224.

Amended drawings: 1CP01-MDS_MMD-AR-DEL-SS08_SL41-710221 rev C02, 1CP01-MDS_MMD-AR-DEL-SS08_SL41-710224 rev C02, 1CP01-MDS_MMD-AR-DEL-SS08_SL41-710232 rev C02, 1CP01-MDS_MMD-AR-DEL-SS08_SL41-710233 rev C02.

The Council as the Local Planning Authority & Qualifying Authority within the meaning of the above Act has granted permission subject to the following condition(s) and informative(s) listed below:

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.1 of plans and specifications application ref: 2019/0162/HS2 shall be replaced with the following condition:

REPLACEMENT CONDITION 1:

The plans and specifications hereby permitted shall be carried out in accordance with the following approved plans:

1EW02-CSJ-AR-DSP-SS06-137021, 1CP01-MDS_MMD-AR-DEL-SS08_SL41-710221 rev C02, 1CP01-MDS_MMD-AR-DEL-SS08_SL41-710224 rev C02, 1CP01-MDS_MMD-AR-DEL-SS08_SL41-710232 rev C02, 1CP01-MDS_MMD-AR-DEL-SS08_SL41-710233 rev C02.

Reason: For the avoidance of doubt and in order to define the permission in accordance with Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017.

Informative(s):

- 1 Reasons for granting consent:

The application seeks permission for non-material changes to the previously approved Plans and Specifications application under Schedule 17 for the erection of a replacement London Underground traction substation and vent shaft.

Following development of the technical design, the ventilation strategy changed from natural to mechanical ventilation for reasons relating to ventilation functionality and fire safety. The approved design featured tilted and perforated panels arranged in a flowing pattern across the building which corresponded to the areas which required natural ventilation. Consequently, the required louvred area within the tiled façade was required to be reduced, and perforated tiles were no longer necessary. The revised design now features tilted tiles only, but they have been arranged to retain the visual appearance of a flowing pattern across the four elevations of the building, in keeping with the design ethos and concept of the original scheme. There are also minor changes to the location and design of door openings at ground floor level.

Although the amendments include changes from natural to mechanical ventilation, noise impacts are not controlled under Schedule 17. However, a noise survey and assessment must be completed at detailed design stage and tests must be undertaken to demonstrate that the development meets the criteria set out in the HS2 Information Paper E22: Control of noise from the operation of stationary systems.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not change the application site area, do not increase the height of the building; do not result in changes to external details that would materially alter the appearance of the building, do not materially compromise the overall design of the building or materially impact on the

character and appearance of the adjacent Conservation Area; do not materially change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and do not materially impact on any neighbours or other statutory and non-statutory bodies.

As such, the proposed revisions are considered to be minor amendments which would not affect the substance or impact of the previously approved development.

The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme granted 14/08/2019 under reference 2019/0162/HS2.

- 2 You are reminded that a noise survey and assessment must be completed at detailed design stage in consultation with the Council. Before formal operation, tests must be undertaken to demonstrate that the development meets the criteria set out in the HS2 Information Paper E22: Control of noise from the operation of stationary systems.
- 3 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 14/08/2019 under reference number 2019/0162/HS2 and is bound by all the conditions attached to that permission.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer