

FW: Heathrow Airport - Permitted Development Consultation - Substation 74

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Thu 6/30/2022 2:22 PM

To:

- Applications Processing Team <applicationsprocessingteam@hillingdon.gov.uk>;
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01 attachments (496 KB)

B625REG-CTA-XX-00-DR-A-00001.pdf;

FYI

From: Daniel Freiman <Daniel.Freiman@heathrow.com>**Sent:** 30 June 2022 09:45**To:** James Rodger <JRodger2@Hillingdon.Gov.UK>**Cc:** Planning <planning@hillingdon.gov.uk>; Ian Thynne <IThynne@Hillingdon.Gov.UK>; Philip Murphy <philip.murphy@quod.com>**Subject:** Heathrow Airport - Permitted Development Consultation - Substation 74

Classification: Internal

Dear Mr Rodger

I write on behalf of Heathrow Airport Limited (“HAL”) in respect of an existing substation located to the south of Southampton Road East, known as substation 74.

The substation is located within the former Gate Gourmet building, located at 1071 Southampton Road East. The substation forms part of the 11kV ring main that serves the airport as a whole, and also provides a dedicated feed to the former Gate Gourmet building.

HAL is proposing to relocate the substation (which will be approximately 7.5m in length by 3.5m in height by 4m in width) to a location to the south west of the former Gate Gourmet building – please see attached a proposed site plan.

As you will be aware, under Schedule 2, Part 8, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“GPDO”), the following development at an airport is classified as permitted development subject to certain exclusions conditions:

“The carrying out on operational land by a relevant airport operator or its agent of development (including the erection or alteration of an operational building) in connection with the provision of services and facilities at a relevant airport.”

The proposed development falls within the description of permitted development under Class F of Part 8. The works are to be carried out by or on behalf of HAL and the relevant site is within the operational airport boundary and so is on operational land. Furthermore, since the substation forms a key part of the 11kV ring main serving the entire airport, the works are clearly connected to the provision of services and facilities at the airport.

Development is not permitted by Class F if it would consist of or include:

- the construction or extension of a runway;
- the construction of a passenger terminal the floor space of which would exceed 500 square metres;
- the extension or alteration of a passenger terminal, where the floor space of the building as existing at 5th December 1988 or, if built after that date, of the building as built, would be exceeded by more than 15%;
- the erection of a building other than an operational building; or
- the alteration or reconstruction of a building other than an operational building, where its design or external appearance would be materially affected.

None of the above exclusions apply to the proposed substation relocation works.

In light of the above it is our view that the relocation can lawfully be undertaken as permitted development under Class F of Part 8 of the GPDO subject to any applicable conditions set out in the GPDO.

Paragraph F.2 in Class F sets out the relevant condition. It states that development is permitted by Class F “*subject to the condition that the relevant airport operator consults the local planning authority before carrying out any development, unless that development falls within the description in paragraph F.4*”.

This e-mail acts as HAL’s consultation to the London Borough of Hillingdon, as the local planning authority, pursuant to paragraph F.4. We request that any comments in relation to the proposed works are provided within 28 days of the date of e-mail, i.e. by 28 July 2022. If no comments are received by that date, then HAL’s agent, AIPUT, will proceed to complete the works.

I trust the above and enclosed are clear but please do not hesitate to contact me if you would like to discuss the matter further. I have copied in Phil Murphy from Quod, AIPUT’s planning consultants, who will be able to assist with requests for any further details about the proposed development.

Yours sincerely

Daniel Freiman

Director of Planning & Head of Legal, Finance



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