

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 12 January 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Warwick	
<b>Subject of Report</b>	<b>Outside 15 Terminus Place, London, SW1V 1JR,</b>		
<b>Proposal</b>	Retention of electrical cabinet on public highway for use by Victoria Underground Station until 30 June 2016.		
<b>Agent</b>	Mr Ian Gilbert		
<b>On behalf of</b>	London Underground Limited		
<b>Registered Number</b>	15/08858/FULL	<b>Date amended/ completed</b>	21 September 2015
<b>Date Application Received</b>	21 September 2015		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	No		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

The application site comprises public highway outside 15 Terminus Place. The site is located outside a conservation area.

Permission is sought for the retention of an electrical cabinet measuring 2078 high x 572 deep x 1590 wide. The cabinet was installed in July 2015 and a planning application for its retention was submitted following enforcement action.

The purpose of the cabinet is to provide backup electrical supply for water pumps within the station. The cabinet is required for a temporary period until 30 June 2016 as after this date it is anticipated that power will be available from a new transformer room currently under construction as part of the wider Victoria Station upgrade works. London Underground advise that without the electrical supply from the cabinet the water pumps will not operate and the underground station would be at risk of flooding.

The occupier of the Gold Centre jewellers at 15 Terminus Place has objected to the retention of the cabinet principally on grounds of security, anti-social behaviour and hygiene. The concerns of the occupier are fully understood. The cabinet is poorly sited and has a detrimental impact on the local environment. However the operational requirements of Victoria underground station are considered to be a material consideration and a refusal or a request to re-site the cabinet may put vital transport

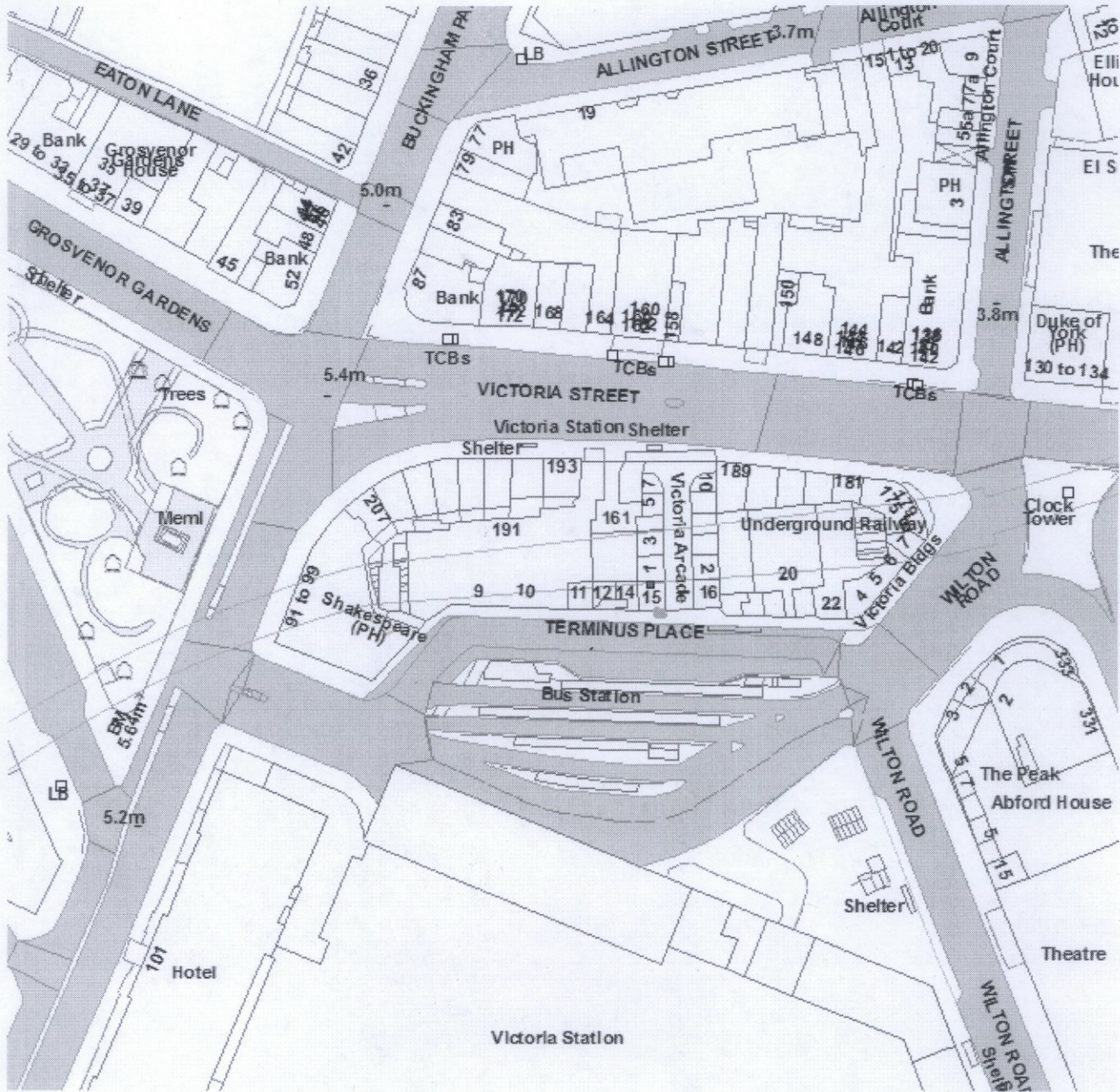
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infrastructure at risk of flooding. However in response to the concerns of the shopkeeper, the applicant has reduced the time period for the temporary permission from 31 October to 31 July 2016 and advises that the London Underground project team responsible for the Victoria Station upgrade works will take on responsibility for cleaning the cabinet. These measures are welcome and whilst they are unlikely to satisfy the objector, the proposed cleaning regime should help improve the current situation.

The Highways Planning Manager has also raised concerns about the reduced width of footway. Given that the cabinet is for a temporary period until the end of June 2016 it is not considered that the impact on pedestrian movement is so severe as to justify a refusal.

3. LOCATION PLAN



4. PHOTOGRAPHS



## 5. CONSULTATIONS

Westminster Society  
Any response to be reported verbally

Highways Planning - Development Planning  
The cabinet creates a pinch point of 1.5m which does not meet the 2m requirement of the Westminster Way.

Cross London Rail Links Ltd  
Any response to be reported verbally

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 8  
Total No. of replies: 1  
No. of objections: 1  
No. in support: 0

One letter of objection from the occupier of the shop at 15 Terminus Place on grounds that the cabinet is a security risk, results in anti-social behaviour and harms the local environment.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

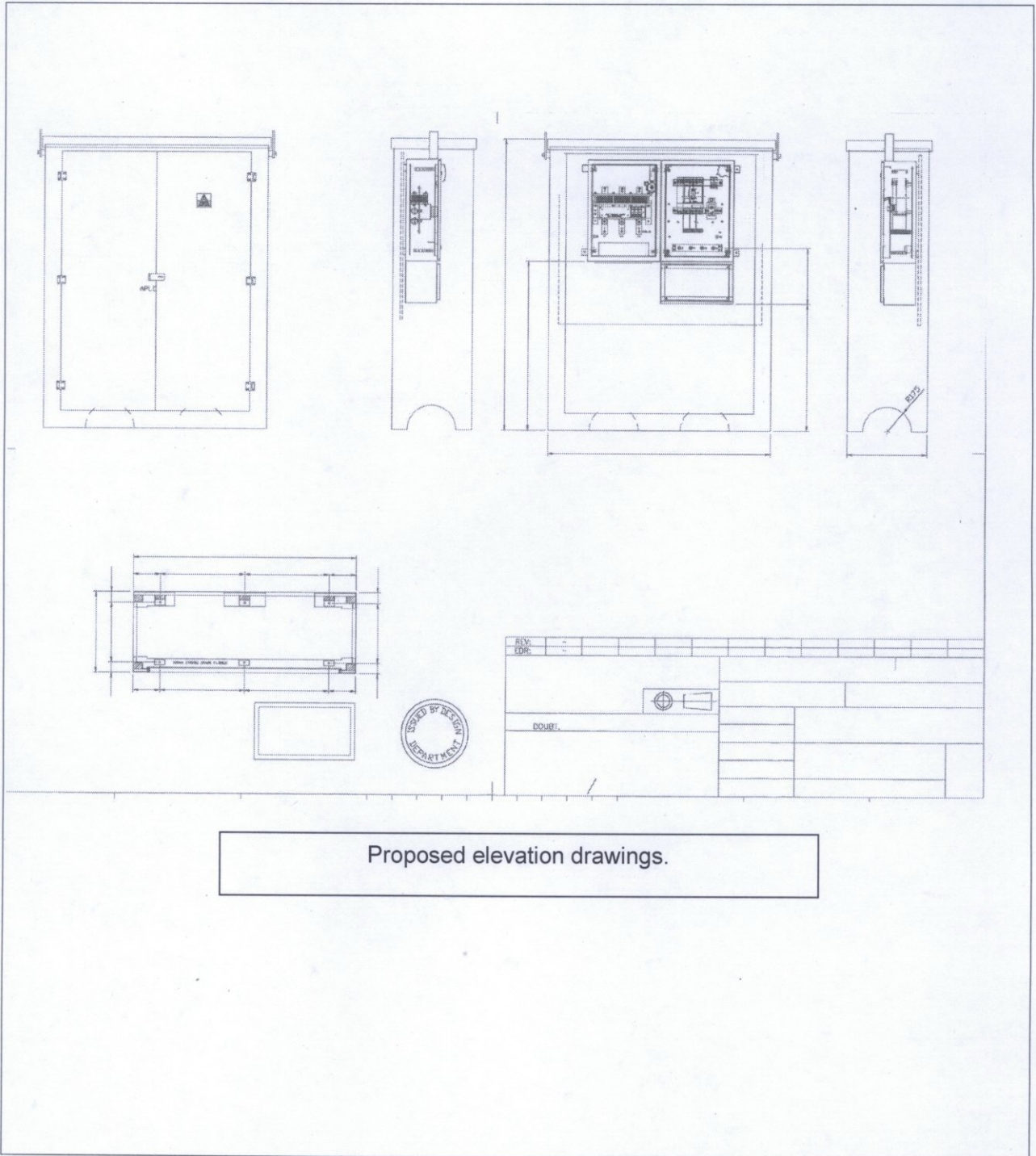
## 6. BACKGROUND PAPERS

1. Application form
2. Letter from occupier of 15 Terminus Place, London SW1V 1JR, dated 14 December 2015
3. Memorandum from Highways Planning Manger.
4. Email from applicant dated 10 November 2015.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY EMAIL AT [mmason@westminster.gov.uk](mailto:mmason@westminster.gov.uk)

7. KEY DRAWINGS



Proposed elevation drawings.

**DRAFT DECISION LETTER**

**Address:** 15 Terminus Place, London, SW1V 1JR,

**Proposal:** Retention of electrical cabinet on public highway temporarily installed to serve Victoria Underground Station until 30 June 2016.

**Plan Nos:** Site location plan, C23395

**Case Officer:** Matthew Mason

**Direct Tel. No.** 020 7641 2926

**Recommended Condition(s) and Reason(s):**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

**Reason:**

For the avoidance of doubt and in the interests of proper planning.

- 2 The electrical cabinet can remain until 30 June 2016. After that you must remove it and return the land to its previous condition. (C03CA)

**Reason:**

The retention of the cabinet for a longer period would be harmful to local environmental quality, to the appearance of this part of the City and to pedestrian movement on Terminus Place. This would be contrary to policies S28, S29 and S41 of Westminster's City Plan: Strategic Policies adopted November 2013.

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan: Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

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Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.