

Development and Conservation
North Hertfordshire District Council
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01462 474000

www.nationalgrid.com

25th June 2024

Dear Sir/Madam,

Prior Approval under the General Permitted Development Order 2015 for the External Design and Appearance of Works to be Undertaken at Wymondley Substation, St Ippolyts, Hitchin, SG4 7JJ.

The purpose of this letter is to provide information relating to proposals for the installation of a Switchgear Building at National Grids existing Wymondley Substation and seek the Councils prior written approval of the external design and appearance of the building.

Please find enclosed:

- Appendix 1: Aerial photo showing the location of the Switchgear Building within the wider context of Wymondley Substation.
- Appendix 2: Land Ownership Plan of Wymondley Substation.
- Appendix 3: External Elevations of the Switchgear Building
- Appendix 4: Permitted Development rights for Electricity Operations by Statutory Undertakers.

Operational Land and Permitted Development Rights

Permitted development rights under part 15 Class B (e and f) only apply where the development is to take place on 'operational land', as defined by section 263(1) of the Town and Country Planning Act 1990 (as amended). In relation to statutory undertakers such as National Grid, this is defined as:

- a) land which is used for the purpose of carrying on their undertaking; and
- b) land in which an interest is held for that purpose.

The land to be occupied by the development is owned and occupied by National Grid for the purposes of its statutory undertaking and was acquired by National Grid for this purpose by its predecessor, the CEBG in July 1968. The land is therefore "operational land" as defined by Section 263 of the Town and Country Planning Act 1990. None of the exceptions to the definition set out in Section 264 of the Act apply.

The proposed works are considered to be Permitted Development under Schedule 2, Part 15, Class B (e) of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, prior approval of the external design and appearance of the Switchgear Building is required

from the LPA prior to the commencement of these works. The table in appendix 4 sets out how the proposed development complies with the relevant permitted development classes.

External Design and Appearance

The Switchgear Building will be under 15 metres in height, constructed of steel and painted green to best fit in with the local landscape. Proposed elevations of the Switchgear Room are shown within appendix 3.

Please can the written approval to the detailing of the design and external appearance of the proposed Switchgear Building be sent by email to: amy.brittain@nationalgrid.com within eight weeks of the date of this letter.

If a response is not received within eight weeks of the date of this letter, in accordance with the provisions of Article 7 of the General Permitted Development Order 2015, the details of the design and external appearance of the building shall be deemed to be approved.

I trust that the information supplied is enough to enable you to offer a positive response. However, should you wish to discuss the works or have any queries, please contact me by email at amy.brittain@nationalgrid.com or by phone on +44 (0)7731 515589.

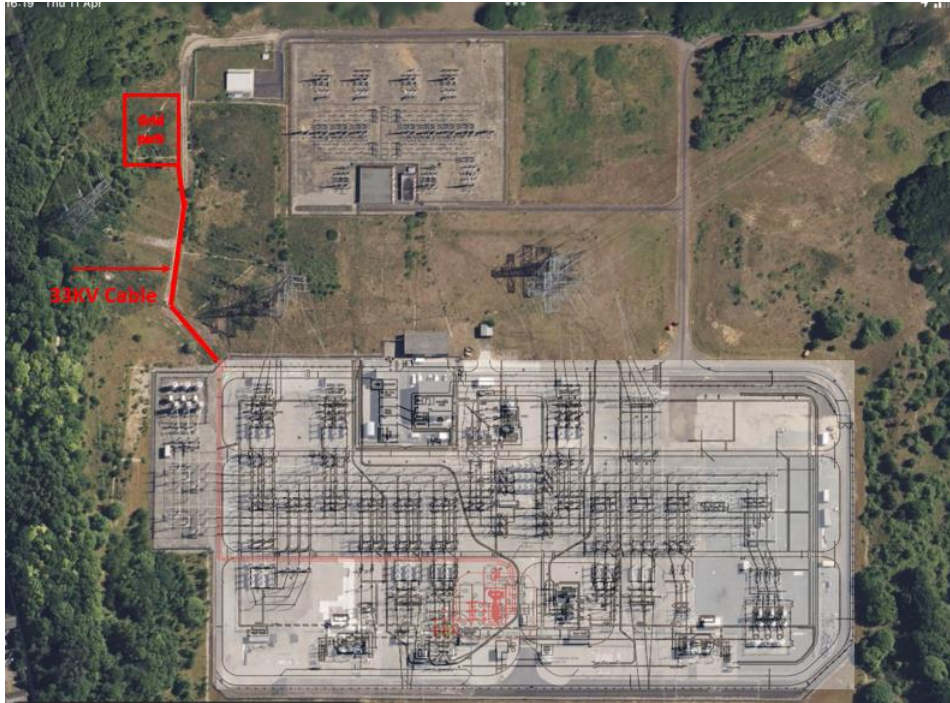
Yours sincerely,

Amy Brittain

Assistant Consents Officer

Appendices

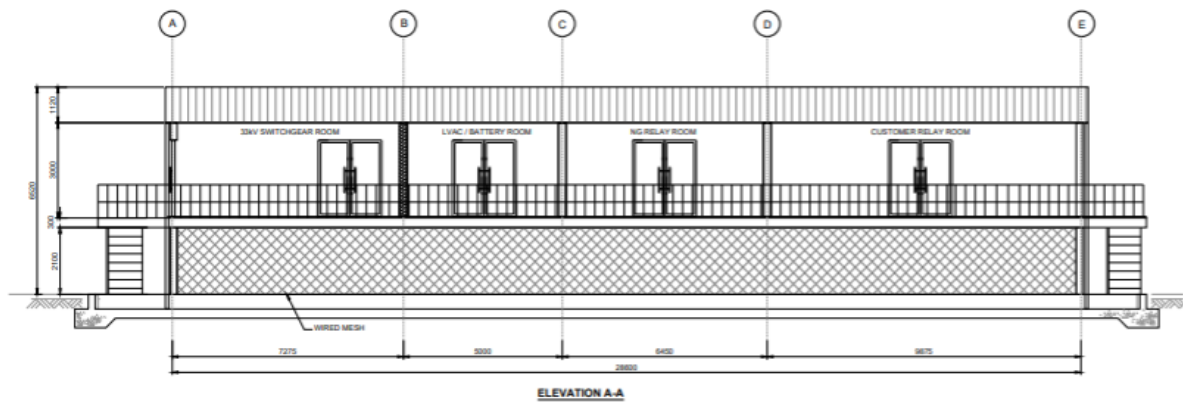
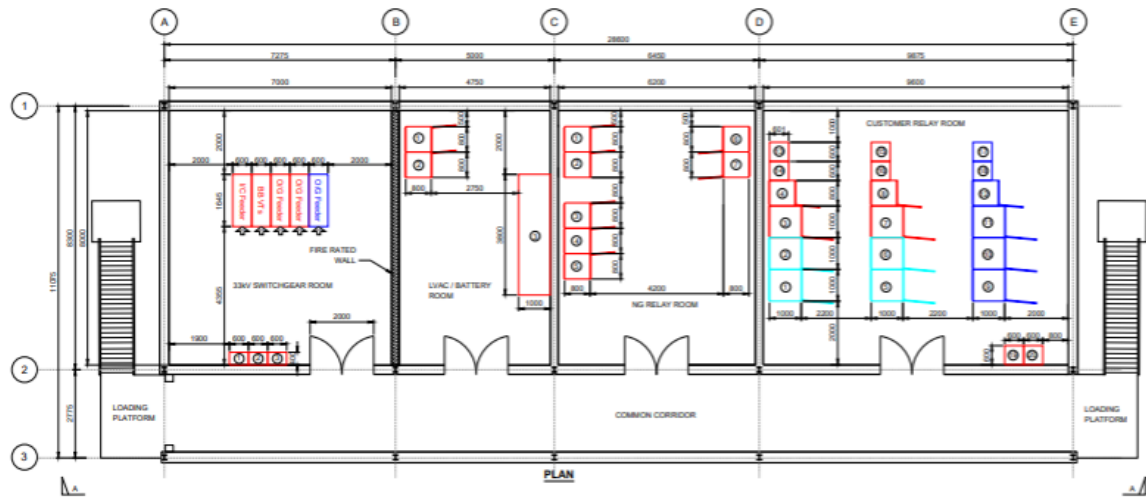
Appendix 1: Aerial photograph showing the location of the works within the wider surroundings of Wymondley Substation.



Appendix 2: Land Ownership Plan of Wymondley Substation.



Appendix 3: External Elevations of the Switchgear Building



Appendix 4: Permitted Development rights for electricity operations by statutory undertakers.

Proposed Development	Part 15, Class B	Permitted Development	Restrictions	Comments
Installation of a Switchgear Building	(e)	Erection on operational land of the undertaking of a building solely for the protection of plant or machinery.	The building must not exceed 15 metres in height	No new building would exceed 15 m in height
			Prior approval of design and external appearance from the LPA required prior to the commencement of development.	Design and external appearance are attached in Appendices 3.