

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Health and Safety Executive (HSE) as a statutory consultee for developments that include a relevant building.

To LPA	Camden
LPA planning ref no	2022/0528/P
Our ref	pgo-2881
Site address	The O2 Masterplan Site Finchley Road London NW3 6LU
Proposal description	Detailed planning permission for Development Plots N3-E, N4, and N5 including demolition of existing above ground structures and associated works, and for residential development (Class C3) and commercial, business and service (Class E) uses in Development Plot N3-E, residential development (Class C3) and local community (Class F2) and commercial, business and service (Class E) uses in Development Plot N4, and residential development (Use Class C3) and commercial, business and service uses (Class E) uses in Development Plot N5 together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots. Outline planning permission for Development Plots N1, N2, N3, N6, N7 ,S1 and S8 including the demolition of all existing structures and redevelopment to include residential development (Class C3) commercial, business and service uses (Class E), sui generis leisure uses (including cinema and drinking establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots.
Date on fire statement	10/02/2023
Date consultation received	24/02/2023
Date response sent	17/03/2023

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE

Headline Response from HSE ('content')

Scope of consultation

1.1. The above consultation relates to a hybrid application comprising a detailed application for plots N3-E, N4, and N5; and an outline application for plots N1, N2, N3, N6, N7, S1 and S8.

1.2. As there is presently insufficient fire safety information available in relation to the outline planning application, HSE is unable to comment in full on the outline application.

1.3. Should the LPA be minded to grant permission for the hybrid application, we strongly recommend the following:

- the planning permission is subject to a suitable condition requiring the submission of a satisfactory fire statement with any reserved matters application, and
- that HSE (Planning Gateway One) is consulted in conjunction with the Local Planning Authority's consideration of any reserved matters application.

1.4. This would ensure that the purpose of HSE being made a statutory consultee for such applications is achieved.

1.5. Of the detailed application, blocks N3-E, N4 A-D and N5 A-D have storey heights of 35.70m, 51.15m and 54.60m respectively.

Previous consultation

1.6. HSE issued a substantive response (some concern) dated 05/07/2022 in relation to a consultation received on 16/02/2022.

1.7. A subsequent consultation was received on 27/09/2022 and a substantive response (content) was issued on 21/10/2022.

Current consultation

1.8. The current consultation was received on 24/02/2023 proving a revised fire statement dated 10/02/2023 and making revised drawings available. For the avoidance of doubt, this substantive response is in relation to the information received with the consultation of 24/02/2023.

1.9. It is noted that the revised fire statement states in section 7: '*All levels across all blocks are served by two staircases*'. This is noted and welcomed and will be subject to later regulatory assessment.

1.10. Following a review of the information provided with this consultation, HSE is content with the fire safety design, to the extent that it affects land use planning.

2. Supplementary information

The following information does not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

2.1. Drawings show staircases in close proximity. The adopted fire safety design standard, BS9991, states: 'Where two or more common stairs are provided they should be located such that they are situated remotely from each other. Where a common corridor connects two or more storey exits, measures should be provided to prevent both stairs from being affected by the smoke from a single fire'.

2.2. It will be for the applicant to demonstrate that both staircases cannot be compromised by fire and smoke concurrently. In this instance, however, any necessary internal alterations are unlikely to affect land use planning considerations. This will be subject to scrutiny at later regulatory stages.

Yours sincerely

17/03/2023



Signed by: jon.bryan

This response does not provide advice on any of the following:

- **matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application**
- **matters related to planning applications around major hazard sites, licensed explosive sites and pipelines**
- **applications for hazardous substances consent**
- **London Plan policy compliance**

