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London Borough of Camden
Planning Services
5 Pancras Square
London
N1C 4AG

Our ref: U0011576/LOL/ACS

07 February 2024

Dear Sir/Madam,

Phase 1, The O2 Masterplan, Finchley Road, London NW3 6LU
Submission of Details for Approval by Condition M19 pursuant to Planning Permission ref. 2022/0528/P

We write on behalf of LS (Finchley Road) Limited (the "Applicant"), to submit an application to formally discharge Condition M19 in relation to Phase 1 pursuant to planning permission reference 2022/0528/P at The O2 Masterplan Site, Finchley Road.

Background

Planning permission (2022/0528/P) was granted on 20 December 2023 for:

"Detailed planning permission for Development Plots N3-E, N4, and N5 and Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8, including demolition of all existing structures and associated works, and redevelopment to include residential development (Class C3), commercial, business and service uses (Class E), local community uses (Class F2), and 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, in accordance with the Development Specification.

For the avoidance of doubt, the Detailed and Outline planning permission are separate and severable for each of the Plots shown on plan P011 and the description of development on any decision notice issued pursuant to the application would reflect that."

Condition M19

Condition M19 states:

"Air Quality dust monitoring

No demolition, excavation, or other development shall commence on any development plot until all of the following have been complied with:

a) Full details have been submitted to and approved in writing by the local planning authority of air quality monitors, include the location, number and specification of the monitors, and confirmation they will be installed in line with guidance in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance (SPG), and the anticipated date when they will be installed.

b) A confirmation email shall be sent to airquality@camden.gov.uk no later than five day after the monitors have been installed in line with the approved details.

c) The monitors shall be installed in line with the approved details and must have been in place for at least three months prior to the commencement of works.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the approved details."

An Air Quality Monitoring Proposal report has been prepared by Colemans and has been submitted with this application.

The submitted documentation outlines the details of the air quality monitors, including the location, number, specification and details of the installation. In addition, a separate email has been sent to the Council confirming the monitors have been installed with the approved details.

Therefore, we consider that we are in compliance with the requirements of Condition M19 in relation to Phase 1, which should be discharged accordingly.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application Form (PP-12787996);
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Condition M19 Air Quality Monitor Proposal Report, prepared by Colemans.

We trust that we have provided all the material required for the purposes of validation. In the meantime, should you have any queries regarding this application please contact Luke Davies or Anna Collingwood-Smith of this office.

Yours faithfully

Gerald Eve LLP