



**GERALDEVE**  
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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 M26 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 M26 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 M26**

Condition M26 states:

#### **"Land Contamination Risk Assessment**

**Part A: No development shall commence on any development plot until a site investigation is undertaken for that plot to which it belongs, and the findings are submitted to and approved in writing by the local**

planning authority. The site investigation should assess all potential risks identified by the desktop study for that plot, should build on the findings of the intrusive works referred to in the EIA Ground Conditions Chapter, should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by ground gas and vapours. All works must be carried out in compliance with the latest published Land Contamination Risk Management government guidance or superseding guidance (LCRM) and by a competent person.

**Part B:** No development shall commence on any development plot until a Remediation Strategy for that plot to which it belongs is submitted to and approved in writing by the local planning authority. This strategy shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM and by a competent person.

**Part C:** Within six weeks of the completion of any remediation, a verification report demonstrating that the remediation as outlined in the Remediation Strategy has been completed should be submitted to the local planning authority for approval in writing. This report shall include (but may not be limited to): details of the remediation works carried out, results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation.

**All works must be carried out in compliance with LCRM and by a competent person.”**

A Site Investigation Report and Remediation Strategy have been prepared by Pell Frischmann and have been submitted with this application.

In addition to the reports, a covering letter has been prepared by Pell Frischmann outlining the contents of each of the reports and confirming that the land contamination studies have been undertaken in line with the latest published LCRM guidance in accordance with the condition requirements.

Therefore, we consider that we are in compliance with the requirements of Part A and Part B of Condition M26 in relation to Phase 1, which should be discharged accordingly.

A separate submission will be submitted in due course to discharge Part C of Condition M26 in relation to Phase 1.

### **Documentation**

The application comprises of the following documents:

- a) Approval of Details Application Form (PP- 12788547);
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP;
- c) Condition M26 Site Investigation Report, prepared by Pell Frischmann;
- d) Condition M26 Remediation Strategy, prepared by Pell Frischmann; and
- e) Condition M26 Covering Letter, prepared by Pell Frischmann.

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

[Redacted signature block]

**Gerald Eve LLP**

[Redacted address block]