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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 M21 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 M21 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 M21

Condition M21 states:

"London Underground

The development hereby permitted on each development plot shall not commence until detailed design and method statements for that plot have been submitted to and approved in writing (in consultation with London Underground) by the local planning authority. The information for each plot shall include the following details:

- a) The demolition, foundations, basement and ground floor structures, or any other structures below ground level;
- b) The superstructure;
- c) The use of tall plant, lifting equipment and scaffolding;
- d) How works accommodate the location of the existing London Underground structures;
- e) Demonstrate that London Underground access will not be hindered by the development in the short and long term;
- f) Mitigation for any potential security risk to our railway, property or structures;
- g) Management of ground movement arising from the construction;
- h) Measures to mitigate noise and vibration arising from the adjoining; and operations within the structures.


The development shall thereafter be carried out in accordance with the approved design and method statements, and all structures and works shall be completed in accordance with the approved details, in their entirety, before any part of the buildings is occupied.”

A Demolition Method Statement and a Construction Phase Health and Safety Plan have been prepared by Colemans and have been submitted with this application.

The submitted documentation has also been submitted to London Underground and is currently in the consultation process. A final agreed method statement will be subsequently submitted prior to works commencing. Therefore, we consider that we are in compliance with the requirements of Condition M21 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-12788694);
 - b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP;
 - c) Condition M21 Demolition Method Statement, prepared by Colemans;
 - d) Condition M21 Construction Phase Health and Safety Plan, prepared by Colemans.
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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

