



**GERALDEVE**  
A NEWMARK COMPANY

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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 M16 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 M16 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 M16**

Condition M16 states:

**"Basement Suitable qualified engineer**

**Prior to the commencement of each development plot, details of a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance**

**with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works."**

In accordance with Condition M16, a Covering Letter and CV have been prepared by Pell Frischmann and have been submitted with this application outlining the details of a suitably qualified chartered engineer with membership of the appropriate professional body. This engineer has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration.

Therefore, we consider that we are in compliance with the requirements of Condition M16 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-12788804);
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Condition M16 Covering Letter and CV prepared by Pell Frischmann.

[REDACTED]

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]

**Gerald Eve LLP**

[REDACTED]