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

Our ref: U0011576/LOL/ACS

14 February 2024

Dear Sir/Madam,

The O2 Masterplan, Finchley Road, London NW3 6LU
Submission of Details for Approval by Condition RM6 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 RM6 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 RM6

Condition RM6 states:

"Phasing Plan

Prior to the commencement of development an updated Phasing Plan (including Phase 0 - infrastructure) shall be submitted to and approved in writing by the Council. Thereafter the phasing plan may be varied

from time to time following resubmission to and approval in writing by the Council. In the event the Phasing Plan is different to the illustrative phasing plan 19066_X(00)_P008_PO2 and the changes are likely to result in new or different significant environmental impacts to those assessed at the time of the determination of the planning application then such Phasing Plan shall be accompanied by an Environmental Statement or Supplemental Environmental Statement in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The development shall thereafter be carried out in accordance with the approved Phasing Plan and subject to the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 applying to any such amended or updated Phasing Plan.”

A Phasing Plan has been prepared by AHMM and has been submitted with the application.

The submitted Phasing Plan outlines each of the phases for the O2 Masterplan Site including: a site preparation and infrastructure phase, four demolition phases and seven construction phases.

The changes from the illustrative phasing plan are administrative only and are necessary to provide clarity over phasing for CIL purposes, particularly the extent of non-chargeable phases. There will be no change to the proposed construction sequencing as a result of this application.

Therefore, we consider that we are in compliance with the requirements of RM6 which should be discharged accordingly.

Documentation

The application comprises of the following documents:

- a) Approval of Details Application Form (PP-12788400);
- b) Covering Letter (i.e., this letter), prepared by Gerald Eve LLP; and
- c) Plan 1 Demolition Plan, prepared by AHMM;
- d) Plan 2 Preparation and Infrastructure Plan, prepared by AHMM;
- e) Plan 3 Chargeable Development Plan, prepared by AHMM.

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 contact information block]