

Application ref: 2024/0665/P  
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Date: 30 May 2024

**Development Management**  
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Gerald Eve LLP  
One Fitzroy Place  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**O2 Masterplan Site**  
**Finchley Road**  
**London**  
**NW3 6LU**

Proposal:

Details required by condition M16 (Basement Engineer) of planning permission ref. 2022/0528/P dated 20/12/2023 (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).

Drawing Nos:

Condition M16 Discharge Statement and CV (prepared by Pell Frischmann, dated 07/02/2024); Covering Letter (prepared by Gerald Eve, dated 07/02/2024).

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission:

Condition M16 requires details of a suitably qualified chartered engineer to be submitted to and approved in writing by the Council. This engineer would inspect, check for compliance, and monitor the critical elements of both permanent and temporary basement construction works throughout their

duration. To this end, the applicant has submitted a discharge statement from Pell Frischmann Consultants, who will provide structural engineering consultancy services for the permanent works of the proposed scheme, which also includes the details of the structural team design lead. The lead engineer has MEng (hons), CEng MICE, and Grad IstructE qualifications, demonstrating that they are suitably qualified and from a recognised relevant professional body, in line with the Council's planning guidance 'Basements'. It is considered that the details that have been provided are acceptable and will ensure a comprehensive and sustainable development and that amenities are protected.

As such, the details provided are considered sufficient to discharge condition M16.

The full impact of the proposed development has already been assessed under application ref. 2022/0528/P. No objections were received prior to making this decision.

As such, the details provided are in general accordance with Policies A1, A5, and D1 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Details for conditions M19, M21, M22, M26, and RM6 have been submitted and are currently under review by the Council and awaiting determination. You are reminded that conditions D1, D2, D4, D6, D7, D8, D9, D11, D12, D13, D14, D16, D17, D18, D19, D20, and D25 (relating to Phase 1) and conditions M3, M4, M6, M7, M8, M9, M11, M12, M13, M14, M17, M18, M23, M24, M25, M27, M28 (relating to the whole masterplan) of planning permission 2022/0528/P dated 20/12/2023 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer