

Application ref: 2024/0727/P
Contact: Sam Fitzpatrick
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Date: 30 May 2024

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Gerald Eve LLP
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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 RM6 (Phasing Plan) 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:

Covering letter (prepared by Gerald Eve, dated 14/02/2024); Follow-up letter (prepared by Gerald Eve, dated 23/04/2024); 19066_X_(00)_P008_P02.

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

Informative(s):

1 Reasons for granting permission:

Condition RM6 requires an updated Phasing Plan to be submitted to and approved in writing prior to the commencement of development. The plan that has been submitted largely matches the illustrative phasing plan submitted under the approved parent application, reference 2022/0528/P. It shows the development site as divided and delivered in three main phases (not including

phase 0, which is for infrastructure and site preparation, and covers the entirety of the site).

As per the original approval and shadow S106 agreement, the plan shows that Phase 1 sits in the centre of the plot, whilst to the east and west are the outline east and outline west parts. Phase 1 is further split into phase 1a (consisting of plot reference 'N3E'), phase 1b (consisting of plot reference 'N4'), and phase 1c (consisting of plot reference 'N5'). The works within phase 1 would involve the demolition of existing structures, construction of new residential and commercial buildings, and landscaping works including provision of public open space. All of these works are shown within the boundary of the phase 1 works.

As such, the phasing plan is considered to be acceptable and in line with the approved permission, so condition RM6 can be discharged. The applicant is reminded that, as set out in the condition, if the phasing plan is varied at any future point, it should be resubmitted to the Council as any changed phasing plan would require written approval.

As such, the details are in general accordance with Policies G1, A1, D1, and D2 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 M16, M19, M21, M22, and M26 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