

Application ref: 2024/0663/P
Contact: Sam Fitzpatrick
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Date: 4 July 2024

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Gerald Eve LLP
One Fitzroy Place
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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 part (a) of condition M21 (London Underground) 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), specifically relating to demolition associated with plots N3E, N4, and N5.

Drawing Nos:

Cover letter (prepared by Gerald Eve, dated 07/02/2024); Construction Phase Health & Safety Plan (prepared by Colemans, dated 11/01/2024); Method Statement (prepared by Colemans, dated 11/01/2024).

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

Informative(s):

1 Reasons for granting approval:

Part (a) of condition M21 requires details of the demolition, foundations, basement, and ground floor structures or any other structures below ground level, to be submitted to and approved in writing, in consultation with the

London Underground. These details should be submitted for each plot prior to commencement of works and this application relates to plots N3E, N4, and N5.

The applicant has provided a construction phase health and safety plan, as well as a method statement. These documents have been reviewed by Transport for London (TfL), who have provided consultation to officers. Given the supporting information and documentation only relates to the demolition of the Homebase, as required for the implementation of plots N3E, N4, and N5, TfL Engineers have confirmed that the condition can only be partially discharged with relation to this part (and specifically these plots) of the works. Therefore, any further works required by part (a) such as foundations, basement, and ground floor structures - as well as any information required by parts (b) - (i), would still be required to be submitted to and approved by the Council, as set out in the condition wording.

As such, the details allow for the partial discharge of condition M21 (a), and are in general accordance with Policy T3 of the London Plan. 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, 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, M16, M17, M18, M19, M21, M22, M23, M24, M25, M26, 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 the National Planning Policy Framework.

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