

Application ref: 2024/2863/P  
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Date: 9 September 2024

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
One Fitzroy Place  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

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

Proposal:

Installation of temporary substation and associated external works for a period of five years.

Drawing Nos: 29-29305-HLEA-AD-XX-DR-UE-050-0019; 29-29305-HLEA-AD-XX-DR-UE-050-0017 Revision 03; EDS 07-3102.04 Sheet 1 of 3 Version C; EDS 07-3102.04 Sheet 2 of 3 Version A; EDS 07-3102.04 Sheet 3 of 3 Version A; Covering Letter (prepared by Gerald Eve, dated 25/06/2024); Design and Access Statement Revision 06 (prepared by Hoare Lea, dated 20/06/2024); Noise Impact Assessment (prepared by Hoare Lea); Secondary Substation Civil Design EDS 07-3102 Version 5.1 (prepared by UK Power Networks, dated 22/02/2023).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The substation building hereby permitted is for a temporary period only and shall be removed on or before five years from the date of this permission and the surface made good.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

29-29305-HLEA-AD-XX-DR-UE-050-0019; 29-29305-HLEA-AD-XX-DR-UE-050-0017 Revision 03; EDS 07-3102.04 Sheet 1 of 3 Version C; EDS 07-3102.04 Sheet 2 of 3 Version A; EDS 07-3102.04 Sheet 3 of 3 Version A; Covering Letter (prepared by Gerald Eve, dated 25/06/2024); Design and Access Statement Revision 06 (prepared by Hoare Lea, dated 20/06/2024); Noise Impact Assessment (prepared by Hoare Lea); Secondary Substation Civil Design EDS 07-3102 Version 5.1 (prepared by UK Power Networks, dated 22/02/2023).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/equipment in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves the erection of a temporary substation structure within the O2 Masterplan site, located to the west of Finchley Road. The substation is required to facilitate power used in connection with the wider O2 Masterplan site redevelopment, which was approved under planning ref. 2022/0528/P on 20th December 2023.

The area that the proposed substation structure would be located is approximately in the middle of the existing car park, and would be located just within the boundary of the first demolition phase of the O2 redevelopment. It is therefore not located in the immediate vicinity of any existing structures, and would allow demolition and construction works to be carried out without disruption, as well as minimise impact on the operation of the O2 Centre. The substation structure would consist of three GRP enclosures, each measuring approximately 2.6m in height, 3m in depth, and 3m in width. The enclosures would not be appropriate as permanent structures by way of their design and positioning, however are considered to be acceptable in the context of their intended temporary use as an enabler of the works consented by 2022/0528/P. Once it is possible to relocate the substation equipment into internal space within the new construction, this will remove the necessity for the temporary structures. The substation structure is intended to be in place for a maximum of five years, and this would be secured by condition.

Due to the location and nature of the proposals, the development does not cause harm to neighbouring amenity in terms of loss of light, outlook, or privacy. Given the substation would contain noise-producing equipment, a noise impact assessment has been provided by the applicant. This has been reviewed by the Council's Environmental Health Officer, who has confirmed that the works would be acceptable, subject to conditions relating to noise levels. These conditions are secured as part of this decision.

The Council's Land Contamination Officer was consulted and confirmed that there are no objections, given both the temporary nature of the permission, and also that it does not introduce any new human pathways and that the remediation of the land was covered under a land contamination condition attached to the Masterplan development.

One objection was received prior to the determination of this application, which related to two apparent errors in the Design and Access Statement; the first of these concerns the lack of access from Blackburn Road to the O2 Centre car park, and the second of which concerns the assertion that works to construct the substation would start in February 2024. Blackburn Road runs to the O2 car park from Finchley Road to the north of the O2 Centre, which is what the applicant refers to in their statement. It is not considered that the planned start date referred to in the statement is relevant to the assessment of this proposal. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, A4, and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and The National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer