



Development Management
and Consultancy

Manor Farm House
Honington
Bury St Edmunds
Suffolk
IP31 1RB

Head of Planning
Planning Solutions Team
Planning and Regeneration
Camden Council
2nd Floor
5 St Pancras Square
London
N1C 4AG

Our Ref 21-D017
23 December 2024

By email: planning@camden.gov.uk

Dear Sirs

Objection to Planning Application 2024/3534/P - Reconfiguration of existing car park to provide a bus turning circle, landscaping works, and associated external works for a period of ten years (from 01/10/2024 to 01/10/2034).

We act for Chamoss International Ltd freeholder of the site that include the car showrooms at 277 and 279 Finchley Road which are accessed via the eastern section of Blackburn Road, that joins Finchley Road immediately to the north of the O2 Shopping Centre.

The proposed arrangements in the above application include relocation of the current bus turning arrangements from adjoining the Chamoss land to the east of the site of the former Homebase and adjoining car park site, which forms phase 1 of the O2 Masterplan application 2022/0528/P.

Given the need of access for bus operations during the extended period within which development may take place under application 2022/0528/P, the proposed relocation of the bus station implies that there will be reduced pressure in maintaining the vehicle access currently used to access the Chamoss land during the development process for a period which may last from 10/10/2024 to 01/10/2034.

The applicant has previously confirmed that access to the Chamoss land will be maintained; if this were so then there is no need to relocate bus operations.

The application 2024/3534/P gives rise to concerns that vehicle access, including refuse, service, emergency and delivery vehicles, as well as pedestrians and cyclists vehicles, will be restricted which will negatively impact use of the Chamoss land for a period of up to 10 years.

It is requested that 2024/3534/P be conditioned to ensure that access to the Chamoss land for vehicles, including refuse, service, emergency and delivery vehicles, as well as pedestrians

and cyclists, be fully and safely maintained prior to and throughout the construction process and subsequently.

Yours sincerely

David van der Lande MRICS
Director