

An aerial photograph of London, showing a dense urban landscape with a mix of residential buildings, green spaces, and commercial structures. The O2 arena is prominent in the lower-left quadrant. The sky is blue with scattered white clouds.

# The O2 Centre Masterplan Phase 1 S73 Submission

ES Addendum

Plowman Craven

January 2025



Plowman Craven



## **O2 Masterplan – Section 73 Application**

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**Report for – LS (Finchley Road) Limited**

ES Addendum

**January 2025**

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**Document Version Control**

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## 1.0 Introduction

### 1.1 Background

- 1.1.1 Planning permission (ref. 2022/0528/P) was granted for the Site, following the signing of a Section 106 (S106) Legal Agreement, on 20 December 2023, (the '2023 Consent'). The planning application was a hybrid application i.e. part of the application was submitted in detail and part in outline. The Planning Application was accompanied by an Environmental Statement (the '2022 ES').
- 1.1.2 This ES Addendum has been prepared by Plowman Craven on behalf of LS (Finchley Road) Limited ("the Applicant"), to support a Section 73 application which seeks to vary planning permission ref. 2022/0528/P, granted on 20 December 2023, in respect of the O2 Masterplan Site ("the Site") within the London Borough of Camden ("LBC"). Whilst the Section 73 application will grant a new planning permission for the entire Site, amendments are only proposed to the Detailed Element. The Outline Elements will be unaffected by the proposed changes except for a reduction in the maximum residential floor area proposed.
- 1.1.3 The Site is subdivided into 10 Development Plots (N1, N2, N3, N3-E, N4, N5, N6, N7, S1 and S8). These are identified on Parameter Plan ref. 19066\_X\_(02)\_102. The 10 plots sit within three indicative phases.
- 1.1.4 The proposed Section 73 amendments relate to Development Plots N3E, N4 and N5, and the associated landscaping, access roads and infrastructure. These plots are located in the centre of the Site and are approved in detail as they form the first phase of the development – the "Detailed Element". The Detailed Element of the Site extends to 1.79ha.
- 1.1.5 Development Plots S8, N7 and N6 located in the west of the Site are approved in outline and form "Outline Element West". Development Plots N3, N2, N1 and S1 located in the east of the Site are approved in outline and form "Outline Element East". These plots together are referred to as the "Outline Elements." The Outline Elements are not affected by the amendments proposed as part of this Section 73 application except for a reduction in the maximum residential floor area proposed.
- 1.1.6 The amendments proposed as part of this Section 73 application are herein referred to as the "Proposed Development", and for the purposes of the updated assessments, references to the Proposed Development take account of the full scheme under this Section 73 Application.
- 1.1.7 In summary, the Section 73 design amendments relate principally to the Detailed Element and involve adjustments to the height, massing and footprints of the buildings; the replacement of Block N4D with a two storey community centre; new landscaping and additional public realm; revisions to architecture; and revisions to unit mix and internal layouts. Overall, there is an increase in floorspace of 5,766 sqm (GIA) for the Detailed Element compared with the 2023 Consent, an increase of 43 residential units, an increase in the size

of the community centre and a slight reduction in commercial floorspace (-8sqm GIA). The affordable housing provision remains the same at 36% of the floorspace (GIA).

1.1.8 While there is an increase in the floorspace proposed in the Detailed Element, there is a corresponding reduction in floorspace in the Outline Elements such that overall, there is no change proposed to the total floorspace permitted for the O2 Masterplan as a whole, apart from an 8sqm (GIA) reduction in commercial floorspace from the Detailed Element.

1.1.9 The proposed description of development is as follows:

1.1.10 “Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Conditions I4 (Severability Condition), AD1 (Approved Drawings - Masterplan), AD2 (Approved Drawings - Reserved Matters), AD3 (Approved Drawings - Phase 1), RM1 (Parameter Plans and Development Specification), RM6 (Phasing Plan), RM11 (Reserved Matters – Access Statement), RM21 (Reserved Matters – Total floorspace), D20 (Photovoltaic Cells), D21 (Phase 1 Long Stay Cycle Parking), D22 (Phase 2 Short Stay Cycle Parking), D24 (Phase 1 Disabled Car Parking), D26 (Phase 1 Fire Safety Implementation of Approved Measures), and M28 (Phase-Wide Lighting Strategy) and the removal of Conditions M6 (Enabling Works) and M7 (Major Utilities Infrastructure) of planning permission ref. 2022/0528/P dated 20 December 2023 for ‘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, including demolition of all existing structures and associated works, and redevelopment to include residential development (Class C3), commercial, business and service uses (Class E), local community uses (Class F2), and Sui Generis leisure uses (including cinema and drinking establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots, in accordance with the Development Specification. For the avoidance of doubt, the Detailed and Outline planning permission are separate and severable for each of the Plots shown on plan P011 and the description of development on any decision notice issued pursuant to the application would reflect that’, to allow for amendments to the Detailed Element (Plots N3-E, N4 and N5) including additional height, alterations to the design, massing and footprint of the buildings; the replacement of Block N4D with the relocated community centre; additional residential floorspace (and corresponding reduction in floorspace within Outline Elements); revisions to unit mix and internal layouts; additional community (Class F2) floorspace, reduction in retail (Class E,a) floorspace, reduction in professional services (Class E,c) floorspace, additional blue badge parking and cycle parking; revised landscaping and additional public realm; and associated works”.

1.1.11 This ES Addendum provides a review of the Proposed Development in the context of the 2023 Consent and the assessment provided in the 2022 ES, to determine whether the Proposed Development gives rise to any new or different significant environmental effects.

1.1.12 The 2022 ES comprised the following:

- **ES Volume 1** - formed the main body of the ES and was divided into a number of background and technical chapters supported with figures and tabular information detailing the results of environmental investigations, potential effects arising and the proposed mitigation measures. The ES also identified opportunities for social and economic benefit and environmental enhancement;
- **ES Volume 2** – Townscape, Heritage and Visual Impact Assessment (THVIA)
- **ES Volume 3A** - Technical Appendices to ES Volume 1
- **ES Volume 3B** – Transport Assessment
- **Non-Technical Summary of the ES.**

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## 2.0 The Site

2.1.1 The Site is approximately 5.7 ha in size and comprises the O2 Centre, which is arranged over three floors and contains a cinema, a mix of retail units, restaurants and cafes, a health club, a community room and a Sainsbury's store; hard-standing, which is used as a car-park, car wash and a Homebase store (which was recently demolished), and to the western part of the Site are two purpose-built car showrooms and a builder's merchant.

2.1.2 The amendments proposed by the S73 application relate to the central part of the Site. This area is covered by the Detailed Element of the approved O2 Masterplan planning permission. This part of the Site is approximately 1.79 ha in size and currently comprises of hard-standing, which is used as a car-park, car wash and the site of the former Homebase store (which was recently demolished)

2.1.3 The land contained within the red line plan for the O2 Masterplan planning permission (both Outline and Detailed Elements) comprises the following:

- O2 Centre;
- Associated O2 Centre car park;
- Site of the former Homebase store (which was recently demolished);
- Car wash;
- Car showrooms; and
- Builder's merchant.

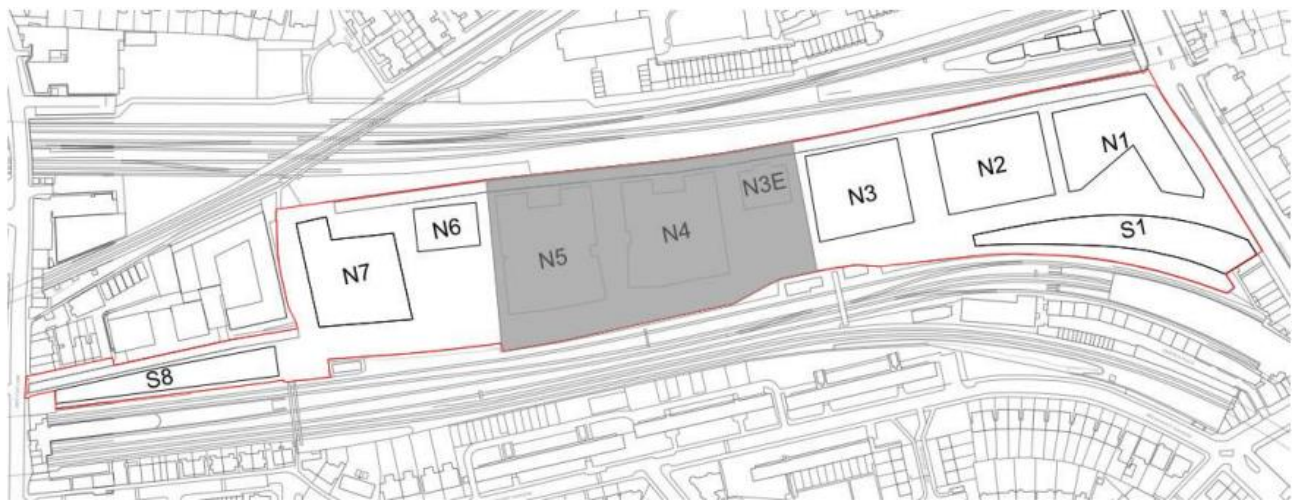


### 3.0 Development Proposals

#### 3.1 The Proposed Development (changes to the Detailed Element only)

3.1.1 This section sets out the specific changes within the Proposed Development associated with the Detailed Element in the context of the 2023 Consent. The locations of the Plots referred to below are highlighted in **Figure 3.1** below.

**Figure 3.1: Plan Identifying the Location of the Plots**



**Overview of the changes proposed**

3.1.2 Amendments to the approved plans and landscape plans to allow for the following:

- Additional height to a number of the blocks.
- Reduction of typical floor to floor heights from 3250mm to 3150mm.
- Reconfiguration of N4 and N5 for improved design rationalisation, leading to a smaller N4 building footprint and removal of N4D and replacement with a 2 storey community space.
- New mix for affordable units in N4, which works better with the site limitations and has a higher portion of three bed apartments to match LBC preference/requirements.
- Market rent tenure is consolidated to buildings N5 and N3E only. Removal of market rent tenure from N4 allows this block to become fully affordable.
- An increase in total residential units within Phase 1 and associated increase in affordable units. Additional 43 homes.

**Table 3.1: Total Approved and Proposed GIA Floorspace by land use**

Land Use	Use Class	Approved	S73 Proposed	Changes from Approved
Residential incl. car parking	C3	56,784	62,558	+5,774
Community	F2	268	314	+46
Retail	E(a)	1,308	1,266	-42
Food and drink	E(b)	97	97	0
Professional Services	E(c)	158	146	-12
Sub station		Included in Residential GIA		
<b>Total</b>		58,615	64,381	5,766

**Table 3.2: Comparison of Building Heights**

Plot Number	Approved Storeys	S73 Proposed Storeys	Changes from Approved
N3E	10	12	+2
N4A	13	14	+1
N4B	9	9	0
N4C	14	16	+2
N4D	10	2	-8
N4A-C link block	8	9	+1
N5A	15	17	+2
N5B	10	10	0
N5C	14	16	+2
N5D	9	10	+1
N5A-C link block	8	11	+3

## 4.0 Report Purpose

### 4.1 Introduction

4.1.1 This ES Addendum forms part of a package of revised information being submitted to LBC by the Applicant. A complete set of revised Application Drawings are not included with this ES Addendum but form part of the overall submission.

4.1.2 Part 3, Regulation 9 of the EIA Regulations 2017, deals with 'subsequent applications where environmental information previously provided', and requires the planning authority to seek further information in accordance with Regulation 25 if the environmental information already provided is not adequate to assess the environmental effects of the development.

4.1.3 Notwithstanding the above, and to ensure compliance with the planning conditions, this ES Addendum sets out a review of the changes to the Detailed Element included in the Proposed Development highlighted in Section 3, in the context of the 2023 Consent and the environmental assessment undertaken and reported in 2022 ES. This has determined whether the Proposed Development gives rise to any materially new or materially different likely significant environmental effects to those previously assessed.

4.1.4 As a result, the purpose of this ES Addendum is as follows:

- To review and determine if the baseline conditions and position as reported in the 2022 ES remain valid or if an updated baseline position and survey information should be provided and reported;
- To review the status of the technical guidance, legislation and policy and determine if any assessments need to be updated. Where relevant, those assessments have been updated to take account of revised guidance;
- If the above position has changed, to undertake technical analysis to determine if the overall significance of effects of the development and cumulative effects as previously reported remain valid; and
- To provide confirmation that the proposed mitigation measures, as reported, remain valid.

4.1.5 If there is a material change as a result of the verification exercise, this is reported in this ES Addendum. Where necessary, in the context of the Proposed Development, the technical assessments have been updated. This ES Addendum and any updated technical assessments are presented to be read in conjunction with the 2022 ES as submitted. Together these documents comprise the assessment of environmental effects to be relied upon as the 'environmental information'.



4.1.6 This Addendum has been prepared in accordance with statutory requirements and current industry accepted guidance for EIA, together with applicable national and international legislation for the EIA process. The assessment criteria, magnitude of change, sensitivity of receptors and assessment of effect significance remains as set out within Chapter 2 'Approach to the Assessment' of the 2022 ES.

4.1.7 In line with the 2022 ES, it is proposed that the ES Addendum covers the following topics:

- Noise and Vibration;
- Air Quality;
- Transport;
- Water Resources, Flood Risk and Drainage;
- Ground Conditions, Hydrogeology and Contamination;
- Archaeology;
- Daylight, Sunlight and Overshadowing;
- Wind;
- Ecology;
- Socio-Economics;
- Climate Change; and
- Townscape, Heritage and Visual Assessment.

4.1.8 For completeness an Addendum to the Non-Technical Statement (NTS) has also been provided as part of this submission.

## **4.2 EIA Scoping**

4.2.1 No additional formal EIA Scoping Opinion has been requested from LBC and the scope of this ES Addendum follows that of the 2022 ES. Despite this, the overall strategy proposed as part of this ES Addendum was discussed and agreed with LBC as part of the pre application process.

## **4.3 Legal Framework**

4.3.1 There has been no change to the legal framework since the 2022 ES and therefore this ESA is covered under the 2017 EIA Regulations (as amended).

## **4.4 ES Availability**

4.4.1 This ES Addendum has been submitted to LBC. It is assumed that LBC on receipt will advertise the submission in accordance with the requirements of Regulation 23 of the EIA Regulations. The ES Addendum is available from the LBC planning portal website at the following link:

<https://www.camden.gov.uk/planning-building-development>

3.4.2 CD and paper copies can be obtained at cost, via Plowman Craven.

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## **5.0 Approach to the ES Addendum**

### **5.1 Introduction**

5.1.1 Chapter 2 'Approach to the Assessment' of the 2022 ES confirmed that the assessment of the likely significant effects of the development was based on the submitted plans as described in Chapter 4 'The Proposed Development' of the 2022 ES.

5.1.2 This section confirms the proposed scope of the further information in the context of the verification exercise outlined in Section 4. As confirmed below and in Section 6, as part of this ES Addendum, technical evaluation and verification has been undertaken for the following topics:

- Noise and Vibration;
- Air Quality;
- Transport;
- Water Resources, Flood Risk and Drainage;
- Ground Conditions, Hydrogeology and Contamination;
- Archaeology;
- Daylight, Sunlight and Overshadowing;
- Wind;
- Ecology;
- Socio-Economics;
- Climate Change; and
- Townscape, Heritage and Visual Assessment.

### **5.2 Cumulative Effects**

5.2.1 Chapter 2 'Approach to the Assessment' of the 2022 ES confirmed the committed developments which were the subject of the cumulative assessment and the reasons for their selection, which were agreed with LBC. For the purposes of this Addendum, there is no change to the developments as assessed previously and no additional developments have been considered. This was agreed with LBC as part of the pre-application process.

### **5.3 Severability**

5.3.1 The severability plan forming part of the 2023 Consent is to be updated to show the extent of the severable area is to be located within Plot S8 within the Outline Element West. It is the Applicants' firm intention to deliver this plot in accordance with the approved parameter plans through the submission of reserved matters pursuant to the hybrid planning permission. This will maximise the public benefits that will result from the development pursuant to the O2 Masterplan. However, it is recognised that an extant planning permission (ref. PWX0202103), together with an extant section 73 permission (ref. 2023/1292/P), (collectively the "Builder's Merchant Scheme") exist in relation to this part of the Site, and as a consequence this area has been identified as severable. In order to ensure a robust approach, an assessment has been made of the environmental impacts that would potentially arise in the event that this the Builder's Merchant Scheme is brought forward on this area rather than pursuant to reserved matters under the hybrid consent. This assessment is covered in each of the technical Chapters in Section 6.

### **5.4 Approach to Baseline Conditions**

5.4.1 The baseline conditions presented within the 2022 ES were informed by surveys and desk studies undertaken in 2020, 2021 and 2022.

5.4.2 In 2023 the Planning Officer was satisfied with the environmental information related to the baseline conditions as confirmed at the time of the determination of the application and appropriate relevant planning conditions were recommended by the Planning Officers to be put in place to secure the delivery of the required mitigation associated with the development and its implementation.

5.4.3 For the purposes of this Addendum, the baseline conditions as reported in the environmental information have been reviewed by the technical disciplines to determine if they are still considered to remain valid in the context of the existing use of the site which remains the same as that assessed and reported. Where the baseline position has changed the relevant details are provided in Section 5 and appendices as confirmed.

### **5.5 Approach to the Assessment**

5.5.1 As above, this ES Addendum sets out a review of the changes to the Detailed element included in the Proposed Development in the context of the environmental assessment undertaken and reported in the 2022 ES. In order to do this, the Proposed Development has been reviewed against the 2023 Consent to determine whether the Proposed Development gives rise to any materially new or materially different likely significant environmental effects to those previously assessed and reported.



## **5.6 Policy and Guidance**

5.6.1 The submitted 2022 ES reported the consideration of the development in the context of relevant national, regional and local planning policy. Chapter 4 'The Proposed Development' of the 2022 ES also provided an overview of policy specific to certain technical areas included within the relevant technical chapters, where applicable.

5.6.2 Where Policy and Guidance has been updated, this is reflected in the technical Chapters (i.e. The National Planning Policy Framework (December 2024)).

## **5.7 Demolition and Construction**

5.7.1 Chapter 5 of the 2022 ES reported a summary of the proposed demolition and construction works associated with the Proposed Development.

5.7.2 Some minor amendments have been made to the Demolition and Construction programme as below.

- The Homebase has been demolished as of December 2024.
- The project start date on site has been moved from 2023 to 2027.

## **6.0 Review of Effects**

## **6.1 Noise and Vibration**

## **6.2 Air Quality**



## **6.3 Transport**

## **6.4 Water Resources, Flood Risk and Drainage**

## **6.5 Ground Conditions and Contamination**

## **6.6 Archaeology**



## **6.7 Daylight, Sunlight and Overshadowing**

## **6.8 Wind**

## **6.9 Ecology**

## **6.10 Socio-Economics**

## **6.11 Climate Change**

**6.12 ES Volume 2: Townscape, Heritage and Visual Impact Assessment:  
Addendum**

## 7.0 Summary of Effects, Mitigation, Monitoring and Conclusions

### 7.1 Conclusions

7.1.1 This ES Addendum sets out a review of the Proposed Development in the context of the environmental assessment undertaken and reported in the 2022 ES.

7.1.2 As is evident from the scope and assessment outlined in Section 6, the review has concluded that for all of the technical topics, the environmental information as provided and reported in the 2022 ES remains valid. This is highlighted in **Table 7.1**.

**Table 7.1: Summary of Effects**

Technical Chapter Considered within the Addendum	Any Change to the Conclusions Reached in the 2022 ES (Yes / No)
Noise and Vibration	No
Air Quality	No
Transport	No
Water Resources, Flood Risk and Drainage	No
Ground Conditions, Hydrogeology and Contamination	No
Archaeology	No
Daylight, Sunlight and Overshadowing	No
Wind	No



Ecology	No
Socio-Economics	No
Climate Change	No
Townscape, Heritage and Visual Assessment	No

7.1.3 The assessment outlined in Section 6 also confirms that there are no significant new or different environmental effects associated with the severability of the area of Plot S8 shown on the updated severability plan through the potential coming forward of the Builder’s Merchant Scheme.

## **Appendices**

