



**ENVIRONMENTAL HEALTH
SUPPORTING COMMUNITIES**

To:	David Fowler , Planning Officer, Development Management, 5 Pancras Square
From:	Edward Davis (Environmental Health Officer)
Date:	11 February 2025
Re:	The O2 Centre 255 Finchley Road London NW3 6LU
Proposal:	<p><i>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 (Photo-voltaic 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 Condition 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 reducti</i></p>
Reference:	Planning application ref. 2025/0484/P
Key Points:	The proposals are acceptable in environmental health terms

ENVIRONMENTAL HEALTH OBSERVATIONS

The amendments proposed by the S73 application relate to the central part of the Site..

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.

A full review of submitted documentation was carried and we are of the opinion that there are no significant new or different environmental effects associated with the area of Plot S8.

Given that there are no material noise or vibration impacts we have no objections to the application.

Regards

Edward Davis
Pollution Planning Officer
Supporting Communities
London Borough of Camden