

From: MBX-consents.lpn

Sent: 26 February 2025 09:55

To: Planning

Subject: MMA : The 02 Masterplan Site, Finchley Road, London

Dear Sirs

We refer to the Planning Application for the above site. The proposed development is in close proximity to our substation and have the following observations to make:

If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.

Our engineering guidelines state that the distance between a dwelling of two or more stories with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor, seven metres if the transformer has a GRP surround or one metre if the transformer is enclosed in a brick building. It is a recognised fact that transformers emit a low level hum which can cause annoyance to nearby properties. This noise is mainly airborne in origin and is more noticeable during the summer months when people tend to spend more time in their gardens and sleep with open windows.

A problem can also occur when footings of buildings are too close to substation structures. Vibration from the transformer can be transmitted through the

ground and into the walls of adjacent buildings. This, you can imagine, is very annoying.

In practice there is little that can be done to alleviate these problems after the event. We therefore offer advice as follows:

1. The distance between buildings and substations should be greater than seven metres or as far as is practically possible.
2. Care should be taken to ensure that footings of new buildings are kept separated from substation structures.
3. Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation. Minimum distance for this should be at least 10m.
4. If noise attenuation methods are found to be necessary, we would expect to recover our costs from the developer.

Other points to note:

5. UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.
6. The development may have a detrimental impact on our rights of access to and from the substation. If in doubt please seek advice from our Operational Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.

7. No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.

8. There are underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

9. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

Kind regards

Sheena Wilde

Business Support Administrator

Property & Consents at UK Power Networks

Web: www.ukpowernetworks.co.uk

Address: Energy House, Hazelwick Avenue, Crawley, RH10 1EX

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London Power Networks Plc
Newington House,
237 Southwark Bridge Road,
SE1 6NP

Our ref: U0011576

5 February 2025

Dear Sir/Madam

02 Masterplan Site, Finchley Road London
Town & Country Planning Act 1990
Notice of a Planning Application Submission

We write on behalf of our client, LS (Finchley Road) Limited, in connection with the submission of the Section 73 application for Planning Permission in relation to the 02 Masterplan Site, Finchley Road, London.

Planning permission is sought for:

“Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Conditions 14 (Severability Condition), AD1 (Approved Drawings - Masterplan), AD3 (Approved Drawings - Reserved Matters), AD3 (Approved Drawings - Part 1), RMI (Parameter Plans and Development Specification), RM6 (Phasing Plan), RM11 (Reserved Matters – Access Statement), RM21 (Reserved Matters – Total floorspace), 020 (Photo-voltaic Cells), 021 (Phase 1 Long Stay Cycle Parking), 022 (Phase 2 Short Stay Cycle Parking), 024 (Phase 1 Disabled Car Parking), 026 (Phase 1 Fire Safety Implementation of Approved Features), and M28 (Phase-Wide Lighting Strategy) and the removal of Condition 11(f) (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 SB, 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 FT), 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

b/roe badge parking and cycle parking; revised landscaping and additional public realm; and associated works”.

By virtue of Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, LS are required to serve notice of the application upon all those having an interest in the land affected by it. We understand that you have an interest in the land, and accordingly, we enclose by way of service on you the relevant notice.

If you have any queries, please contact Leonie Oliva or Hannah Bryant of this office.

Yours sincerely

Newmark

Enc. Notice

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2015

NOTICE UNDER ARTICLE 13
SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990

Application for Minor Material Amendment

Proposed development at: The O2 Masterplan Site, Finchley Road, London

We give notice that LS (Finchley Road) Limited is applying to Camden Council for a minor material amendment for:

“Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Conditions 14 (Severability Condition), AD1 (Approved Drawings - 8/fasferp/an), AD2 (Approved Drawings - Reserved Matters), AD3 (Approved Drawings - Phase 1), RMI (Parameter Plans and Development Specification), RM6 (Phasing Plan), RM11 (Reserved Matters — Access Staircase), RM21 (Reserved Matters — Total Floorpace), 020 (Photo-voltaic Cells), 021 (Phase 1 Long Stay Cycle Parking), D22 (Phase 2 Short Stay Cycle Parking), 024 (Phase 1 On-street Car Parking), 026 (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 SB, 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 Ement (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 Floorpace (and corresponding reduction in Floorpace within Outline Elements); revisions to unit mix and internal layouts; additional community (Class F2) floorpace, reduction in retail (Class E,a) floorpace, reduction in professional services (Class E,c) floorpace, additional blue badge parking and cycle parking; revised landscaping and additional public realm; and associated works”

Any owner of the land who wishes to make representations about this application should write to Camden Council, Planning and Development Control, Camden Town Hall, London, WC1H 8ND within 21 days from the date of this notice.

Signed:

On behalf of: LS (Finchley Road) Limited

Date: 5 February 2025

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years. 'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

