

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Health and Safety Executive (HSE) as a statutory consultee for developments that include a relevant building.

To LPA	Camden
LPA planning ref no	2025/0484/P
Our ref	pgo-6635
Site address	The O2 Masterplan Site Finchley Road London NW3 6LU
Proposal description	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
Date on fire statement	30/01/2025
Date consultation received	11/02/2025
Date response sent	03/03/2025

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE

Headline Response from HSE ('content')

Scope of consultation

1.1. The above consultation relates to an application for the variation of conditions attached to permission 2022/0528/P.

1.2. Permission 2022/0528/P related to a hybrid application comprising a detailed application for plots N3-E, N4, and N5; and an outline application for plots N1, N2, N3, N6, N7, S1 and S8

Previous consultation

1.3. HSE issued a substantive response (17/03/2023) with a 'content' headline response, in relation to the application for full planning permission reference 2022/0528/P.

Current consultation

1.4. The fire statement provided with the current consultation details the scope of the s73 application:

"The fire statement for Outline Elements will be reviewed and updated at the time of the Reserved Matters Applications to reflect the proposals and relevant guidance at the time of submission.

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.

The Site is subdivided into 10 Development Plots (N1, N2, N3, N3-E, N4, N5, N6, N7, S1 and S8)...

The proposed Section 73 amendments relate to Development Plots N3E, N4 and N5, and the associated landscaping, access roads and infrastructure...

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..."

1.5. Section 7 of the fire statement states that each block has access to at least two stair cores at all levels above ground. The blocks within the scope of the proposed variation of condition have the following storey heights:

- Block, N3E: 36.5m
- Block N4: 49.2m
- Block N5: 52.8m

1.6. Following a review of the information provided with this consultation, HSE is content with the fire safety design, to the extent that it affects land use planning considerations

2. Supplementary information

The following information does not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

Fire service access and facilities

2.1. Section 10 of the fire statement refers to a 'GMFRS pump appliance'. However, the building is to be in Camden, not Greater Manchester. It will be for the applicant to demonstrate that access route specifications are sufficient for London Fire Brigade fire appliances, which may have different dimensions and weights to GMFRS appliances. This will be subject to later regulatory consideration.

2.2. The fire statement contains no detail on the type of fire mains proposed. It is noted that block N5 will have a storey height over 50m. Accordingly, it is expected that a wet rising fire main will be provided. This will be subject to later regulatory consideration.

Yours sincerely

Jon Bryan
Senior Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](#).

This response does not provide advice on any of the following:

- matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application
- matters related to planning applications around major hazard sites, licensed explosive sites and pipelines
- applications for hazardous substances consent
- London Plan policy compliance