



uilding Development  
5 Pancras Square  
London  
N1C 4AG

**Our ref: U0011576/LEOL/HBR/ACS**

4 March 2025

Dear Sir/Madam

**The O2 Masterplan, Finchley Road, NW3 6LU  
Submission of Details for Approval by Condition M6 pursuant to Planning Permission ref.  
2022/0528/P**

We write on behalf of our client, LS (Finchley Road) Limited (the “Applicant”), to submit an application to formally discharge Condition M6 in relation to Phase 1 pursuant to planning permission reference 2022/0528/P at The O2 Masterplan Site, Finchley Road.

## **Background**

Planning permission (LPA ref. 2022/0528/P) was granted on 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.”**

A Section 73 application was submitted to the Council and validated on 11 February 2025 (LPA ref. 2025/0484/P). This application is seeking planning permission for amendments to the Detailed Element of the Approved Masterplan. The application is currently pending determination.

## **Condition M6**

Condition M6 states:

**“Details of the Enabling Works, including layout, designs and specifications shall be submitted to and approved in writing by the local planning authority before commencement of those works. All works shall be carried out in accordance with the details as approved.”**

As part of the enabling works to facilitate the construction of the Detailed Element, a temporary building supply ("TBS") is required to facilitate future construction loads. The TBS will be installed within a Glass Reinforced Plastic ("GRP") enclosure as detailed on the submitted drawings and will be located within the Detailed Element hoarding line whilst in operation, adjacent to the three temporary substations granted approval on 9 September 2024 (LPA ref. 2024/2863/P).

A Design Statement and drawings have been prepared by Hoare Lea and are submitted with this application. In addition, two construction plans have been submitted to provide details of the TBS and the specification within the enclosure.

As set out above, the details of the TBS have been submitted with this application to discharge Condition M6 (Enabling Works) including the layout, designs and specifications as per the condition requirements. The works to install the TBS are required to facilitate the construction of the Detailed Element.

## Documentation

The application comprises the following documents:

- a) Approval of Details Application Form (PP-13823758);
- b) Covering letter, prepared by Newmark;
- c) Design Statement, prepared by Hoare Lea;
- d) Site Layout Plans, prepared by Hoare Lea;
- e) Construction Plans and specifications, prepared by Delta HV Power Services.

[REDACTED]

We trust that we have provided all the material required for the purposes of validation. In the meantime, should you have any queries regarding this application please contact Hannah Bryant or Anna Collingwood-Smith of this office.

Yours faithfully

[REDACTED]

**Newmark Gerald Eve LLP**

[REDACTED]