

James Argles

From: Planning Support
Subject: FW: Planning Application HGY/2022/2572 at the O2 Masterplan Site Finchley Road NW3 6LU

Sent: 02 November 2022 16:01

Subject: Re: Planning Application HGY/2022/2572 at the O2 Masterplan Site Finchley Road NW3 6LU

Dear Chris

Re: Planning Application HGY/2022/2572 at the O2 Masterplan Site Finchley Road NW3 6LU

Thanks for re-consulting the Carbon Management Team (Pollution) regarding the above planning application for the Development of Plots N3-E, N4, and N5 including demolition of existing above ground structures and associated works, and for residential development (Class C3) and commercial, business and service (Class E) uses in Development Plot N3-E, residential development (Class C3) and local community (Class F2) and commercial, business and service (Class E) uses in Development Plot N4, and residential development (Use Class C3) and commercial, business and service uses (Class E) uses in Development Plot N5 together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots.

Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8 including the demolition of all existing structures and redevelopment to include residential development (Class C3) commercial, business and service uses (Class E), 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. (Observations to L.B. Camden - their reference 2022/0528/P).

Whilst no supportive information is available on the Haringey planning website on this application for us to review and we have not been able to review any relevant supportive information in respect of the application on the Camden planning website either, **please be advise there is likely to be a cross borough impact of the development in relation to air quality and land contamination considering the nature, location and magnitude of the development but we wouldn't be objecting to the development as long as the applicant addresses any negative environmental impact from it.**

Moreover, having consider the proposed ammendment to the original planning application i.e. reconfiguration of commercial space and flats (including amendments to housing mix) and residential space, additional plant at Plot N3E podium level, façade and entrance amendments, changes to blue badge parking and cycle stores, introduction of pressurised plant and associated fire related amendments, reconfiguration of PV panels, full basement to plot N3E, localised basement/semi depressions to Plots N4 and N5 to accommodate pressurisation system (no significant changes to the height and massing of detailed proposals). Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8 including the demolition of all existing structures and redevelopment to include residential development (Class C3) commercial, business and service uses (Class E), 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 as well for design codes for Plots N1 and N2 limiting bulk of the taller elements, ensuring variation in height of the taller buildings, and ar. with the L.B. of Camden planning application reference 2022/0528/P, we have no other comment beside our previous position above regarding the application.

Therefore, this service will not be objecting to the proposed development on contamination and air quality **but the local planning authority must ensure that; any proposed mitigation scheme in respect of AQ and Land Contamination remediation work that may be required regarding the development are thoroughly implemented by the applicant.**

I hope the above clarify our position on the application? Otherwise, feel free to contact us should you have any further query in respect of the application quoting M3 reference number WK/547807.

Yours sincerely

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