

**From:** Antti Suhonen  
**Sent:** Saturday, March 11, 2023 8:11 pm  
**To:** Antti Suhonen  
**Cc:** Susanne Suhonen  
**Subject:** O2 Site Plan

Dear Camden Planning Committee Member,

We are residents of South Hampstead Conservation Area in Camden since 1997. We are writing you to voice our strong objection to the proposed O2 Site Plan by LandSec. We sincerely hope you consider the following concerns when deciding on the proposal.

1. The size of the development is enormous, with overbearing height and extreme density of living conditions that ignores national and local development guidance and, according to an independent consultant, fails all requirements of the Camden Local Plan, bar one.
2. The planned development consists almost entirely (87%) of one- and two-bedroom flats, and thus offers little help for residents looking for family homes. The sizes of the flats, combined with the borderline hyperdense scale of the development and the lack of green spaces and daylight, will likely result in the properties having mainly a transient population which will give raise to social issues and is not in keeping with the area's character. The police have already raised concerns about the crime risks arising from the development.
3. The proposed plan will have a material adverse effect on the South Hampstead Conservation Area and other neighbouring areas due to the overbearing height of the proposed development. This contravenes with both national development policy and Greater London Authority's requirement for councils to "respect local context and character".
4. The loss of the O2 center will have a material impact on local residents. We will be losing our gym, supermarket, cinema, bookstore, ironmongers, garden center, and numerous restaurants. No meaningful replacement for these services is proposed in the plan.
5. Furthermore, the O2 center has only existed for around two decades. It is difficult to see how Camden could justify approving its demolition and redevelopment on sustainability and environmental grounds, as this will result in poor air quality, waste, pollution, and substantial use of energy and material resources.

6. The impact on local traffic will be most detrimental, not just during the (15-year) building phase, but also once the development is completed. How is the Jubilee and Metropolitan Line supposed to cope with the additional 5,000 residents who cannot have cars as the development has no parking spaces?

7. Similarly, local services such as GPs that are already stretched will struggle to accommodate this number of new local residents.

8. The area is known to be susceptible to flooding. According to comments to Camden's public consultation, Thames Water has "identified an inability of the existing surface water network infrastructure to accommodate the needs of this development proposal", and warns of problems with water pressure unless the network is upgraded. What concrete assurance can Camden give to local residents that this issue will be resolved?

Given the number of objections raised, and the overwhelming resistance of the development by local residents, we would find it staggering if Camden Planning Committee were to give the plan a green light. The only cynical explanation for an approval that we could think of would be the attempt to meet the council's target for new homes by developing a large complex of sub-standard housing, and the associated revenue this would bring to the cash-strapped council. **You can do better than this, and work for the long-term, sustainable development of the area you represent.**

In conclusion, it is clear that the harms of the proposed development significantly outweigh the assumed benefits. We are not against sensible urban development. However, it is obvious that the current O2 site plan is completely out of proportion with what the local area can accommodate. We would be happy to support a much scaled-down development that preserves the area's character, skyline, and the services of the O2 center.

Sincerely,

Antti and Susanne Suhonen

42 Aberdare Gardens

London NW6 3QA