

From: Rosalind Stewart

Sent: 19 March 2023 13:45

To: Planning

Subject: 2022/0528/P - The O2 Masterplan Site Finchley Road London NW3 6LU

Good afternoon

I couldn't find your online comment form so I am commenting, as suggested on your details page, to planning@camden.gov.uk.

My fundamental objections, from what I understand of the documents, are that it appears there are:

- a) Excessive and unnecessary **height**, affecting the future residents and the **surrounding conservation areas**;
- b) Excessive and unnecessary **density**, primarily to the detriment of the future residents, but also of the surrounding neighbours due to the **poor social design** of the development. Many residents of the proposed new buildings are likely to have cars. There are very few car parking spaces proposed in the plans. **It is already very difficult for important visitors such as district nurses, plumbers and electricians to park in West Hampstead - and the plumbers and electricians have heavy kit to carry so they can't travel easily by public transport. There would also seem to be insufficient police/traffic wardens to deal with any illegal parking by residents of the proposed new buildings**;
- c) **Insufficient and poorly utilised usable green space**, adversely affecting the future residents and other West Hampstead residents, as the area is lacking in public open space;
- d) The **unnecessary and environmentally damaging demolition of the existing O2 Centre**, to the detriment of the future residents, the surrounding neighbours, and to the Climate Emergency. **The existing O2 Centre is treasured by the locals for its large supermarket, Vue cinemas and Virgin Active leisure centre complete with spa area.** It has only been there for 25 years or so. Why knock it down?
- e) Another key issue is that of **affordable housing**: the application provides for only 35% affordable housing, and only 60% of that housing

for social rent. That 35% compares badly with Camden Council's target of 50%.

There is also still no firm commitment from Landsec, Transport for London, or Camden Council, to do anything to improve **access to West Hampstead tube station**. With tube numbers increasing again post-pandemic, and the new interchange onto the Elizabeth Line at Bond Street, West Hampstead tube station desperately needs a lift, and a wider entrance.

I trust you will consider these points.

Kind regards

Rosalind Stewart
(Camden resident)