

From: Dipesh Santilale
Sent: 19 March 2023 18:19
To: Planning
Subject: Application 2022/0528/P - O2 centre

Dear Mr Fowler

I write to submit my strong objection to the latest version of the above application for the redevelopment of the O2 centre. Despite the volume of information and time spent on this application, the following aspects have not been addressed in any detail in the developer's online proposals, and it appears to me from other responses that the council has not challenged the developer's plans and protect local residents' concerns:

- How will the likely huge impact of the works and traffic be effectively managed, given both Finchley Road and West end lane are already very congested and are beset with works to those roads and constant road works, utility issues etc which it seems are unable to be managed at all currently? The proposed introduction of years of HGVs, building works, traffic, strain on utilities, and pollution while these works are carried out will only make this situation worse.

- The 15/16 story height of many of the buildings is completely unnecessary and will block the very important view down to London that residents in West Hampstead and Fortune Green greatly value. We have also seen other images that show how out of place these will look from South Hampstead and other aspects. They do not fit at all into the local architecture and landscape and must be reduced in height. There is simply no need for them to be this height other than pure financial upside.

- There seems absolutely no commitment to funding and implementing improvement of the Finchley Road and West Hampstead stations which are already overcrowded, and which most of the residents of the new blocks will also use, which will materially increase congestion at the stations and on platforms, create safety risks and inconvenience for residents.

- The O2 centre provides a number of local shops and amenities which do not seem to be clearly replaced, with only vague references to new retail and eventually what seems like very modest community space offered to residents,

which does not compensate for the proposed bulky and high rise tower blocks disturbing the landscape.

- I am not clear how the extra demand on GP surgeries, nurseries and schools will be absorbed or managed.

I think the development needs to be rethought and better designed to fit in the local area, made far less obtrusive by reducing the new high rise building proposals. The council should also consider residents' legitimate concerns as to the scale of disruption that the years of work, pollution and traffic will create in an area already under strain and congested.

Yours sincerely

Dipesh Santilale

(Resident in NW6, fortune green)