

**From:** Truda A  
**Sent:** 17 March 2023 22:31  
**To:** David Fowler  
**Subject:** Objection - Application 2022/0528/P

Dear Mr Fowler

I have previously sent my objections to the O2 community consultation forum and am making my strong objection in this email in relation to Application 2022/0528/P:

The proposed scheme is catastrophic for the surrounding conservation areas for the following reasons:

- excessive density and failure to achieve "good" design (as required by the National Planning Policy Framework)
- harm to surrounding Conservation Areas, including the Redington Froggnal Conservation Area (as noted by Historic England)
- lack of green space, creating further pressure on existing, overused green spaces
- failure to deliver the required amount of affordable housing
- unsuitability of tall buildings for family housing (as noted by the London Assembly Planning and Regeneration Committee)
- increased severity of surface water flooding (as noted by Thames Water)
- increased urban heat island effect
- inadequate biodiversity net gain
- loss of the O2 Centre, completed as recently as 1998. This includes loss of amenity of this centre for the community
- massive pressure on existing infrastructure and Finchley Road and West Hampstead underground and overground stations. These stations are already at capacity and having thousands of additional residents nearby is irresponsible in terms of the existing tired and rundown stations and overcrowding.

Regards  
Truda Agostino  
South Hampstead NW6