

**From:** Benjamin Shorten  
**Sent:** 18 March 2023 15:05  
**To:** David Fowler  
**Subject:** Re- Application 2022/ 0528/P.

Dear Mr Fowler,

I want to strongly object to the proposed development of the O2 site by Landsec, ( Application 2022/ 0528/P), which would result in the construction of 15 tower blocks. The proposed construction would result in the loss of much needed retail units in the current O2 centre, not to mention increased congestion on the already very polluted and busy Finchley Road. As a local resident, I am only too aware that the current pollution levels are already injurious to the health of local residents. I hope you will see sense and reject this monstrous proposal out of hand.

Yours sincerely,

Benjamin Shorten.  
27 Arkwright Road,  
London NW3 6Bj.

- excessive density and failure to achieve "good" design (as required by the National Planning Policy Framework)
- harm to surrounding Conservation Areas, including the Redington Frognal 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.