

From: Harlan GMAIL
Sent: 19 March 2023 23:14
To: David Fowler
Subject: Application 2022/0528/P

Dear Mr Fowler,

As a long-standing resident of Camden and frequent visitor to Finchley Road, I am writing to object vehemently to this planning application.

In layman's terms, it is inconceivable that anyone could ever consider it might be acceptable to build something so monstrous, so ugly, and so dominating for the skyline. Public and road transport in the area is already overwhelmed by local residents - just visit a southbound Finchley Road bus stop or Finchley Road station at 8am on a weekday, and it will be clear. To add this many new dwellings in a concentrated area would be nothing but a total disaster for local infrastructure. It might be possible to cram so many people into tower after tower of shoebox apartments, but that doesn't mean local infrastructure and resources can cope with them.

More technically, I strongly object to this planning application on the following grounds:

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

The development will radically alter the character of the garden suburb Conservation Area. It will affect all of RedFrog, through fifteen years of construction, and, particularly residents living in the nearest roads.

Please reject this egregious application and require any possible revised plan to be fundamentally reduced in its scope and impact.

Thank you.

Yours sincerely,

Harlan Zimmerman
26 Redington Road
NW3 7RB

Harlan Zimmerman