

From: Raffaella Morini  
Sent: 18 March 2023 22:34  
To: David Fowler  
Subject: Application 2022/0528/P

Dear Mr Fowler,

I am writing to register my objection to the above planning application.

The reasons I am objecting are:

- The new development is disproportionately too large for the site. Its high density will mean a reduction of residents' quality of life and enjoyment of their neighbourhood.
- No creation of suitable green spaces to offset the development
- Inadequate biodiversity net gain
- The developers have not addressed the high risk of severe surface water flooding, which already plagues this area on a regular basis and will be increased tenfolds by the requirements of the new dwellings
- Loss of the O2 Centre, a much cherished and popular leisure area, with people coming on a regular basis from all the surrounding boroughs to make use of the shops, cinema and sport facilities
- Failure from the developers to justify the need to demolish existing buildings and the great amount of pollution and waste of materials this will cause - and we all know that when it comes to it, it will be much cheaper for them to dispose rather than reuse
- An excessive and unsustainable pressure the increased density of population will put on local facilities such as schools, hospitals, GP surgeries, transport

Frankly, I find it disgraceful that Camden is even considering approving the development in its current state.

The number of units must be greatly reduced to ensure people's quality of life, and affordable housing should be prioritised.

Kind regards,

Raffaella Morini

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