

From: Fenella Nicholas

Sent: 18 March 2023 17:53

To: David Fowler

Subject: The O2 Masterplan Site, Finchley Road - 2022/0528/P

Dear David and the Camden Planning Committee,

I am writing to object to The O2 Masterplan Site, Finchley Road - 2022/0528/P.

I believe the design is completely out of keeping with the current area with excessive high density and failure to achieve "good" design (which is required by the National Planning Policy Framework). The tall buildings will be unsightly, in an area known for beautiful older buildings and the surrounding conversation areas. The 1/2 bedroom flats will not be suitable for family living, will most likely be brought by overseas investors and put on the rental market at exorbitant prices unaffordable to the average Londoner. There is a risk that many of them will sit empty. There does not appear to be sufficient affordable housing in the development.

The extra strain on already stretched transport, roading, Thames water services, NHS GP services and school places has not be addressed.

As a resident in the area I am worried about the effect of heavy traffic on Finchley Road which will increase during the building period, pushing more traffic off onto the side roads for many years to come. I live on Parsifal Road and already we get unsuitable vehicles trying to circumnavigate traffic off Finchley Road. We have several accidents a week on the Parsifal Road, Finchley Road turn off.

The loss of the O2 centre will be a massive loss to the community. The families and older people rely on the supermarket for their shopping and most find using online services not user friendly. Sainsbury's is more cost effective than the Waitrose on Finchley Road. The O2 is a reasonably new building to the area and I can't understand why Landsec thinks it will be our best interests to tear it down.

Nobody in the community wants these buildings, it's not in our best interests and only serves to build the coffers of Landsec and developers.

Yours sincerely,

Fenella Nicholas & Richard Proctor
2 Parsifal Road, NW6 1UH.