

From: David Wells
Sent: 30 March 2023 15:23
To: Planning
Subject: Application 2022/0528/P

Flat 102 Broadfield
Broadhurst Gardens
West Hampstead
London NW6 3BL

Good afternoon,

I disapprove of the application 2022/0528/P and wish to object on the basis that:

The development is a destructive over-development of the site – six times Camden’s average density – that will entirely spoil the amenity of the heart of West Hampstead for ever more.

The heights of the tower blocks are out of keeping with the surrounding landscape and conservation areas, and this will have a detrimental impact on the very character of the area.

It brings 4,500 to 5,000 new residents to the area – which existing infrastructure cannot sustain.

All the flats are for rent with the minimum at affordable rates. They are not homes but dormitories for a transient population.

West End Lane and Finchley Road tube stations have no step-free access, are heavily congested at peak times with already-overcrowded trains. There is no guarantee that new access arrangements will be part of this development.

The loss of the O2 centre, a community hub providing a large well-supported supermarket Sainsbury’s and many social benefits – is damaging for the integration and resilience of our established neighbourhood.

Demolishing the O2 Centre itself, with the removal of all short-term shopper parking and a piecemeal rebuilding of smaller versions of some of its amenities, will generate additional carbon emissions, fragmented community resources and increased traffic disruption in the surrounding area.

Like many, many other local residents, I have legitimate concerns about the density of high-rise tower blocks being proposed, when the local area has been subjected to an onslaught of development over the last few years resulting in already over- crowded pavements, public transport, shops, community facilities such as doctors' surgeries, dentists, and the like.

Please refuse this application.

Yours faithfully,

David Wells.