

From: David Thomas
Sent: 11 March 2025 12:48
To: Planning
Subject: O2 Homebase application - comments

Height.

The proposal to increase the height of the higher blocks will affect the view from surrounding areas. I agree with Historic England's previous comments that "The volume and scale of the development means that there is a harmful impact to designated heritage assets through development within their setting."

The higher blocks will also damage some of London's important views of St Paul's. See the diagram on page 43 of the Design & Access Statement of the view from Greenwich.

Density. The proposed increase in density will result in the proposals being even higher again than the Council's own Local Plan and Site Allocations Plan. I fear that this will exacerbate congestion in the locality.

Housing Mix. The proportion of "affordable" or low cost rent homes is lower than Camden Council's stated policy of 50% affordable homes.

The planning application doesn't meet the Greater London Assembly requirements that the application shows the percentage of affordable housing by habitable rooms.

More of the flats are "single aspect".

Green Space. The application falls very far of Camden's requirement for green space.

The Community Centre building. The proposed relocation of the Community Centre means that it is no longer connected to the central square.

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