

**From: Jimmy O**  
**Sent: 12 March 2025 13:01**  
**To: Planning**  
**Subject: Ref: O2 Centre. 2025/0484/P**

**Dear Camden Planning Department,**

**Objection to O2 Development Stage 1 Proposals. Ref: 2025/0484/P.**

**I am a local resident who will be greatly and negatively affected by the O2 Redevelopment Proposal.**

**I detail my objections as follows:**

**1):**

**The proposed height, bulk and massing of the new development, particularly in recognition of the new proposals to increase the height of the tower blocks, will have a detrimental effect on my light and life.**

**I am aware therefore, that this current revised plan fails to be sensitive to the existing buildings in their vicinity and setting.**

**2): The unnecessary and environmentally damaging demolition of the existing O2 Centre is to the detriment of the current and future residents, the surrounding neighbours and the current climate emergency.**

**As a result, I also believe that benefits of this O2 site redevelopment are outweighed the harm caused to the local community.**

**3) The proposed provision of social housing is currently set at the least affordable social housing rent e.g. London Affordable Rent.**

**There is also the real fear, as with other proposed developments in Camden that the percentage of social housing provision in this development will be**

diminished, in time, by the developer due to rising costs and the need to provide more saleable properties to fund the development.

4): That this development has been identified by Thames Water, as being in site surrounded by other areas subjected to unacceptable flooding.

There is therefore a real fear, in relation to the existing surface water network infrastructure. That this new development will not be able to deal with this, given the added strain of 1,500 housing units on the existing infrastructure.

5):

That the accessibility and access to local stations at Finchley Road, West Hampstead and Finchley Road and Frognal, is currently not step free, with no disabled access.

There is also a further concern regarding the resultant increase of footfall at these stations from 1,500 housing units and the added strain to the public transport infrastructure, particularly as the development is being designated a car free zone.

6):

The current application fails to provide key infrastructure. With a resultant strain on existing health services in the area.

I note that the proposal of a new GP's surgery has been deferred to later stages in the masterplan.

I shall await your response.

Yours sincerely

James Kelly

(Local Resident)

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