

From: Jenny White

Sent: 21 March 2025 14:37

To: Planning

Subject: O2 Centre: Applicn 2025/0484/P: s 73 Town & Country Planning Act 1990 Submission by Netherhall Neighbourhood Association (NNA)

My apologies that I wasn't able to meet your deadline for comments on the planning portal, but I hope this submission can still be considered.

The NNA is part of the Confederation of Local Community Groups which made detailed representations on application 2022/0528/P, as well as comments of its own.

This s 73 application exacerbates many of the concerns we have with the approved masterplan.

Height

The impact of 16 and 17-storey tower blocks on the surrounding neighbourhoods will be even more overwhelming and will not be conducive to the wellbeing of those who live there.

It continues to ignore Historic England's advice that the volume and scale of the development give rise to a harmful impact to designated heritage assets, and those assets must be given 'great weight' in assessing any wider public benefits.

It is totally at odds with the appearance and character of our conservation area and will be even more prominent from Nutley Terrace and Fitzjohns Avenue than Historic England predicted.

Density

The need for more housing is indisputable, but an additional 43 homes is a worrying uplift to the excessive number already agreed under the consented masterplan (1800 against Camden's own capacity figure of 950). It has particular implications for infrastructure (see below).

Housing mix

It is extremely disappointing that only 8 of the 43 homes are true social housing ('low cost rent'). The proportion of genuinely affordable homes by floor area is still only 36% – way below Camden's own policy of 50% in new developments. It calls into question the developer's claims about improvements to the scheme.

More of the flats will be 'single aspect', contrary to the London Plan policy, getting very little natural light. They will disproportionately affect those on the lowest rent, already disadvantaged on the north side of the site.

Green space

The trumpeted 300 sqm of extra green space will make little difference to the overall amount which, on the most conservative estimate, will be only 41% of what is required under Camden's Local Plan (9 sqm per occupant). And this is in an area lamentably short of green space.

Infrastructure

The strain on the existing transport infrastructure – already woefully inadequate even without the consented plans – will be infinitely worse with a projected population now of 4500 new residents.

The capacity of Finchley Road underground station and Finchley Road & Frognal rail station to cope must now be open to question; it will be even more urgent to address. And the current overcrowding on the pavement between the O2 Centre and the tube station is equally alarming.

This application will compound the problems of the consented plan and we urge the committee to reject it.

Kind regards

Jenny White

Chair, NNA.

21/03/25