

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	mrs catherine omfalos	20/02/2022 10:43:56	PETITNOBJ E	I object to this planning application on the basis of over development, loss of light to neighbouring areas and more importantly lack of parking for supermarkets. This would impact all families, disabled and aging population that need to do bigger shopping trips .
2022/0528/P	Ghassan Chedid	19/02/2022 12:59:18	PETITNOBJ E	Overdevelopment: too many new homes, the master plan is too dense, and buildings are too tall and large for the capacity of the site and strains local infrastructure. Inappropriate mix of land uses: too much residential floor space and not enough other uses to sustainably support the increased population. There will be fewer amenities under the new proposal. Inappropriate phasing strategy: Critical infrastructure should be delivered in phase 1. Heritage: the proposed tall buildings have an overwhelmingly negative impact on the setting of conservation areas (South Hampstead, West End Green, Redington, Frogna, Fitzjohns & Netherhall) and other heritage assets near the development site. The proposed buildings in both their tower block typology and design details are too incongruent to the character of these areas which are largely terraced houses and mansion blocks. Overshadowing: loss of daylight and sunlight to existing homes behind and around the development site. Transport capacity: Finchley Road and West Hampstead Stations are already at capacity and cannot support a substantial growth in the local population. Sustainability: the demolition of multiple existing buildings is inevitably a more carbon-intensive than retaining the O2 Centre. The strategy is not circular: it does not maximise reuse and minimise raw material extraction. The large scale of new construction will entail massive carbon emissions and air pollution, contrary to Camden's net zero and environmental commitments.
2022/0528/P	Nick Dyer	20/02/2022 16:18:46	OBJ	I worry about this development. The reduction in amenities, closure of supermarket means driving people to buy food and supplies in more expensive variety of supermarket. I also worry about the number of people using an existing transport network with no increase in services. What provisions will there be for young people? There is potential for the so called link between Finchley Road and West Hampstead not being for for purpose as people may not feel comfortable to walk through there, as has been the case with large occupancy. What about schooling? There will be a significant increase in demand, is this being effectively catered for? Will keyworkers be getting a priority here? There is a significant problem with nhs staff being able to afford suitable housing, are they being prioritised here? We are losing two DIY shops, where are people without cars meant to go to get their essentials?
2022/0528/P	Dr Lucien Chocron	19/02/2022 12:34:43	AMEND	How can Camden build so many flats without creating parking places nor a super market for the afflux of people, congestion of roads traffic, more difficult for the police to control crimes and burglaries, 100 Avenue Road offer from Camden to build new houses will add more population in the area I seems that Camden which has no social plans except building flats to cope with the massive afflux of population it is ludicrous!
2022/0528/P	Dr Lucien Chocron	19/02/2022 12:34:39	AMEND	How can Camden build so many flats without creating parking places nor a super market for the afflux of people, congestion of roads traffic, more difficult for the police to control crimes and burglaries, 100 Avenue Road offer from Camden to build new houses will add more population in the area I seems that Camden which has no social plans except building flats to cope with the massive afflux of population it is ludicrous!

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2022/0528/P	Fouad ramadsn	19/02/2022 14:36:25	PETITNOBJ E	I completely oppose this non sense when the infrastructure is already at full capacity. Are you trying to lock everyone on Finchley Road? Kill the school and overload the hospitals. How are you even considering this project???
2022/0528/P	Fouad ramadsn	19/02/2022 14:36:22	PETITNOBJ E	I completely oppose this non sense when the infrastructure is already at full capacity. Are you trying to lock everyone on Finchley Road? Kill the school and overload the hospitals. How are you even considering this project???
2022/0528/P	Gigi Adoghe	20/02/2022 23:50:49	OBJ	Overdevelopment: too many new homes, the masterplan is too dense, and buildings are too tall and large for the capacity of the site and the area's existing local infrastructure.
2022/0528/P	Elika kashef	20/02/2022 17:19:18	OBJ	<p>I object to this development because</p> <ul style="list-style-type: none"> <li>- loss of a major large super market forcing people into smaller more expensive stores including waitrose. Locals rely on this supermarket .</li> <li>You are shutting down this large supermarket and then in addition you're building 1800 additional flats and expect people to use small super markets! it will be carnage .</li> </ul> <p>-densely populated developments often result in higher crime rates . People will no longer feel safe walking between west end lane and Finchley Road. The area will be dirty and over populated . No different to US style projects .</p> <ul style="list-style-type: none"> <li>- loss of leisure centre , shops and cinema for the youth to hang out in. There has been no attempts to revamp the existing O2 to encourage teens and young adults.</li> <li>- loss of Homebase (&amp;the cricklewood b&amp;q) means loss of DIY supprt in the local area.</li> <li>- for both diy and shopping , people will be forced to drive more often and further distances (we won't even address the carbon print issue)</li> <li>- the two underground stations West Hampstead and Finchley Road have no plans for expansion or extension. How do you expect it to serve at least 2500-3000 additional passengers per morning and afternoon?</li> <li>- schools- over subscription of current schools will create havoc with the existing residents not to mention increased anxiety for the children who have to compete to stay in the schools they are in already !</li> <li>- there are Major planning safety issues regarding fire safety as well as issues with sustainability . The number of flats being planned has a much higher carbon footprint going against Camden's net zero sustainability plan</li> <li>- The Gp practices in the area are already over subscribed and there are no plans to increase their catchment areas to include all The new residents .</li> <li>- there's is mix of land use issues where the proportion of flats to shops is imbalanced resulting in loss of amenities , access to food stores and services .</li> </ul>

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2022/0528/P	PETIT	19/02/2022 12:53:32	OBJ	<p>I object to this development for the following reasons:</p> <p>This proposed development is far too dense and includes too many new homes. The buildings are too tall and will overshadow the surrounding buildings. This plan is clearly not calibrated to match the area's existing local infrastructure.</p> <p>The link between tower blocks and criminality is well established which means new and existing residents will have to worry about their safety and stress. How will this be dealt with?</p> <p>This proposed development does not appropriately consider the mix of land uses: the high concentration of residential floorspace is at the expense of other critical amenities which will disappear and will not be replaced (retail, food &amp; drink uses caused by the demolition of the O2 Centre and Homebase).</p> <p>The provision of healthcare and creche facilities is insufficient and the timing of these facilities is not planned until phase 2 of the project which will put undue and unacceptable pressure on existing facilities which already are saturated.</p> <p>Proposing such high buildings is so not in keeping with the look and feel of the surrounding conservation areas and does not consider the pain caused to existing homes behind and around the development site which will lose daylight and sunlight and will negate them the right peaceful enjoyment of their property. Not to mention the impact on the depreciated value of their properties.</p> <p>The proposed development completely ignores the simple reality of a critically saturated infrastructure. The surrounding stations (Finchley Road and West Hampstead) will not be able to cope with the dramatic growth in the local population and no solution has been proposed by the developer.</p> <p>The proposed demolition of numerous buildings and construction of new buildings will not doubt be highly carbon intensive. Why not retain the O2 Centre and redevelop this building as was the case with the Battersea power plant? How does this align with Camden's net zero and environmental commitments?</p>
2022/0528/P	Nick Brown	18/02/2022 16:32:59	OBJ	<p>This development will overwhelm local services and should not be permitted. Many residents have voiced this sentiment - yet these complaints continue to fall on deaf ears. Please reject the plans.</p>

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2022/0528/P	J. Billingsley	19/02/2022 12:25:18	OBJ	<p>These plans will take away shopping with parking for families with disabilities and those with children.</p> <p>Will put a heavy burden upon local facilities</p> <p>Will increase passengers on local transport which is already heavily used especially during rush hours.</p> <p>Increase the pressure upon police, fire and local hospitals that are already under funded.</p> <p>Take away Homebase the only local place people can purchase plants, and DIY - not everyone likes to purchase online.</p> <p>Increased pollution in demolishing and construction which locals will have to put up with.</p> <p>Buildings will reduce light and not 'fit' in the local area.</p> <p>Area's around West Hampstead already undergoing construction of housing that will change the village atmosphere area known for.</p> <p>Both Camden Council and developers constantly ignore local residents objections. These housing developments we are told will be affordable - but to whom? Blocks built in West Hampstead Square were sold 'off site' for huge amounts, which were sold again at increased prices. This resulted in not homes but small boxes.</p>
2022/0528/P	Sima Elli	19/02/2022 19:47:14	OBJ	<p>I object to the loss of amenities, services, retail, food &amp; drink uses caused by the demolition of the O2 Centre and Homebase. There will be fewer amenities and infrastructure per person before the demolition, nevermind after the development. Sustainable development proposals should increase, not decrease, the sq. m provision of such amenities.</p> <p>The best compromise would be to retain the O2 centre and Homebase along with just 50% of the existing parking availability. Homebase would be rebuilt on its existing parking land. The existing site of Homebase and the car showroom can then be redeveloped into residential units to meet the West End Lane. The O2 centre should be redeveloped to allow a couple of additional floors to provide sufficient amenities for the increased population on the site.</p> <p>Whiteleys has been taken by greedy developers and now the O2 centre. Where are the youth meant to go to spend their time if not the safety of the retail and leisure spaces such as The O2? B&amp;Q in Cricklewood is also being developed into residential units which would be a double blow to DIY supplies. The Morrisons in Camden has been demolished and is being redeveloped into housing. I realise more housing is needed but not at the expense of all of our social outlets. Some housing can still be built on this site but it is entirely irresponsible to allow the developers to take all of the land. I strongly object unless steps are taken to consider alternative options to incorporate a lot more amenities along with at least half of the existing parking spaces. It is unrealistic to expect people to do their weekly shop without a car. It is 2022, thankfully we're not living in the dark ages of horse and carriage!</p>

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2022/0528/P	Chris Thorpe	19/02/2022 22:44:33	COMMNT	<p>The new development should retain the existing O2 centre. This already provides a useful mix of retail and entertainment facilities. For reasons of sustainability, there is no justification for demolishing a building that is relatively new, fit for purpose, and architecturally interesting. It is a positive aspect of the development that car parking space will be transformed. However, keeping the O2 as the heart of the scheme would ensure the result is a very liveable 15-minute neighbourhood, though such a large volume of residential development will need to be supplemented with considerably more retail and leisure facilities to satisfy the increase in demand. Care should also be taken to ensure there is easy access to the underground station, instead of the current awkward detour, and to deliver plentiful and high quality public facilities, including ample provision of public toilets. It's also important that the development is a verdant space full of trees and greenery, to reduce pollution and noise, and boost wellbeing</p>
2022/0528/P	Serina Aswani	19/02/2022 12:16:37	OBJ	<p>Overdevelopment: too many new homes, the masterplan is too dense, and buildings are too tall and large for the capacity of the site and the area's existing local infrastructure.</p> <p>Inappropriate mix of land uses: too much residential floorspace and not enough other uses to sustainably support the increased population after the loss of amenities, services, retail, food &amp; drink uses caused by the demolition of the O2 Centre and Homebase. There will be fewer amenities and infrastructure per person after the development. Sustainable development proposals should increase, not decrease, the sq. m provision of such amenities.</p> <p>Inappropriate phasing strategy: healthcare and creche facilities are insufficiently scaled for this scale of development, are not delivered until phase 2, after which already 608 new homes will be added. This critical infrastructure should be delivered in phase 1.</p> <p>Heritage: the proposed tall buildings have an overwhelmingly negative impact on the setting of conservation areas (South Hampstead, West End Green, Redington Frogna, Fitzjohns Netherhall) and other heritage assets near the development site, and the proposed buildings in both their tower block typology and design details are too incongruent to the character of these areas which are largely terraced houses and mansion blocks.</p> <p>Overshadowing: loss of daylight and sunlight to existing homes behind and around the development site, such as homes on Rosemont Road and Lithos Road, is damaging to their amenity.</p> <p>Transport capacity: Finchley Road and West Hampstead Stations are already at capacity and cannot support a substantial growth in the local population; the feasibility study is conceded by the developer to make them accessible will not provided any added transport capacity.</p> <p>Sustainability: the demolition of multiple existing buildings is inevitably a more carbon-intensive than a strategy that retains the O2 Centre. The strategy is not circular: it does not maximise reuse and minimise raw material extraction. The large scale of new construction will entail massive carbon emissions and air pollution, contrary to Camden's net zero and environmental commitments. The choice of materials and construction methods will also have substantial embodied carbon; only low-embodied carbon materials should be used with a full life-cycle assessment.</p> <p>-</p> <p>- - -</p> <p>-</p>

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2022/0528/P	V. Maxine Offredy	19/02/2022 14:51:38	OBJ	<p>Overdevelopment: too many new homes, the masterplan is too dense, and buildings are too tall and large for the capacity of the site and the area's existing local infrastructure.</p> <p>Inappropriate mix of land uses: too much residential floorspace and not enough other uses to sustainably support the increased population after the loss of amenities, services, retail, food &amp; drink uses caused by the demolition of the O2 Centre and Homebase. There will be fewer amenities and infrastructure per person after the development. Sustainable development proposals should increase, not decrease, the sq. m provision of such amenities.</p> <p>Inappropriate phasing strategy: healthcare and creche facilities are insufficiently scaled for this scale of development, are not delivered until phase 2, after which already 608 new homes will be added. This critical infrastructure should be delivered in phase 1.</p> <p>Heritage: the proposed tall buildings have an overwhelmingly negative impact on the setting of conservation areas (South Hampstead, West End Green, Redington Frogna, Fitzjohns Netherhall) and other heritage assets near the development site, and the proposed buildings in both their tower block typology and design details are too incongruent to the character of these areas which are largely terraced houses and mansion blocks.</p> <p>Overshadowing: loss of daylight and sunlight to existing homes behind and around the development site, such as homes on Rosemont Road and Lithos Road, is damaging to their amenity.</p> <p>Transport capacity: Finchley Road and West Hampstead Stations are already at capacity and cannot support a substantial growth in the local population; the feasibility study is conceded by the developer to make them accessible will not provided any added transport capacity.</p> <p>Sustainability: the demolition of multiple existing buildings is inevitably a more carbon-intensive than a strategy that retains the O2 Centre. The strategy is not circular: it does not maximise reuse and minimise raw material extraction. The large scale of new construction will entail massive carbon emissions and air pollution, contrary to Camden's net zero and environmental commitments. The choice of materials and construction methods will also have substantial embodied carbon; only low-embodied carbon materials should be used with a full life-cycle assessment.</p> <p>-</p> <p>- -</p>
2022/0528/P	Sandrine Soubeyran	19/02/2022 13:14:49	OBJ	<p>I oppose the building design of 1800 new flats to replace the O2 centre. The proposed building designs are MUCH TOO tall and out of keeping with the area.</p> <p>In addition to a design which is not in keeping with the area, it will bring crowding in an already very congested area. I would favour creating a green space, with trees for people to rest and nature to flourish vs what is currently being proposed for commercial gains, and not for the health of local residents, who will have to live with this unsightly design. If commercial gains must rule, then, please reduce the height of your buildings to 4/5 levels and plants lots of trees.</p> <p>This is a terrible application proposal for the local community. Thank you.</p>
2022/0528/P	Frank hawkins	19/02/2022 10:59:29	JUST	<p>We think it will just add to pollution we have enough on Finchley Road the o2 as it is popular with the locals why tear it down .the area has enough congestion as it is this is just to appease developers .</p>

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2022/0528/P	Josh Fagin	18/02/2022 18:39:26	OBJ	<p>I wish to strongly object to this entire scheme as proposed.</p> <p>It is a brutal example of over development in what is supposed to be a conservation area. How such a vast scheme with so many storeys high can be considered is unethical in the extreme. This will change the skyline forever and be completely unbalanced for the surroundings.</p> <p>The amount of proposed new dwellings will put an acute strain on the local infrastructure including travel, doctors, traffic, local services etc. We saw the impact of simply closing one lane of traffic on Finchley Road during the covid lockdown had on the local area, now imagine this scheme goes ahead in its current form it will be beyond breaking point.</p> <p>I understand the need for new housing and affordable housing at that, but at what cost to the local community? A sensible scheme which is sympathetic to its surroundings needs to be proposed instead of a vast over developed site with huge towers in what is supposed to be an area that is protected.</p>
2022/0528/P	Frank hawkins	19/02/2022 10:59:23	JUST	<p>We think it will just add to pollution we have enough on Finchley Road the o2 as it is is popular with the locals why tear it down .the area has enough congestion as it is this is just to appease developers .</p>