

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2022/0528/P | Lisa Preiskel | 08/03/2022 22:46:24 | COMMNT | This development is much too big. Too many high rise blocks. It will be an eye sore and will have a massive effect on local infrastructure- roads and tube. The Finchley Road is already very congested and the Finchley Rd tube station and Jubilee Line / Metro Line get very busy. I object to this development. It will have a negative impact on the area. |
| 2022/0528/P | Lisa Preiskel | 08/03/2022 22:46:28 | COMMNT | This development is much too big. Too many high rise blocks. It will be an eye sore and will have a massive effect on local infrastructure- roads and tube. The Finchley Road is already very congested and the Finchley Rd tube station and Jubilee Line / Metro Line get very busy. I object to this development. It will have a negative impact on the area. |
| 2022/0528/P | Azadeh Bahrami | 08/03/2022 20:54:44 | COMNOT | To whom it may concern, I believe that O2 centre has become like a community hub for the local residents, especially for families! Therefore I can not understand why rather than getting this place developed to provide better facilities and services it's actually getting demolished. I am feeling very disappointed with the initial proposal. On the other hand I believe there haven't been enough thought on this plan on how to provide an adequate infrastructure prepare the area and add necessities for another new development projects in immediate future, such schools, parking spaces, leisure facilities, healthcare facilities, childcares, new roads to avoid congestions and many many more. In addition this area and its close proximity is overflowing with high density developments and projects (either councils or private owner) and already suffering from lack of proper care and facilities and every day we face a huge roads congestion, traffic noises and pollution. Overall as a local resident I am against of this planning application. |
| 2022/0528/P | Alex Phylaktis | 08/03/2022 21:09:11 | COMMNT | This area can't withstand this many new flats. Or even half as many. And with no additional infrastructure this is going to cause serious issues for the area. It will completely ruin the area and is not in keeping at all. It will cause immense pressure on resources, increase traffic. Additionally the O2 centre is a valuable space for the community. We use the Sainsburys a lot in particular. |

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| 2022/0528/P | Yasmin Jensen | 09/03/2022 15:37:40 | OBJ | <p>Hello,</p> <p>I am deeply disappointed that Camden is considering the destruction of the O2 centre. It is great that open parking etc is being made for a new neighbourhood, however there is a great benefit to having a closed shopping mall in the neighbourhood.</p> <p>This is often a "hang out" for young kids, and an area where families can spend the day - between eating lunch, going to the cinema or going to the gym. The safety that you will feel with kids in a closed area is incomparable to the high street, and furthermore offers an option for rainy and cold days. We currently use the O2 multiple times a week for Little Gym, Cafe, and gift shopping.</p> <p>I am really not sure why the new neighbourhood development has to include the destruction of the O2 rather than the integration of it. Aside from it being environmentally destructive (material to destroy, waste and new materials to build) it feels that we would lose something rather than gain.</p> <p>Hampstead doesn't need another high street, but a little Mall is exactly what's needed. Come any weekend, and see how busy it is - shame that there aren't more businesses taking advantage of the space.</p> |
| 2022/0528/P | Amisha | 08/03/2022 20:51:00 | INT | <p>The proposed number of flats is not sustainable with the local amenities and transport links. The local schools already are over subscribed and the current plans do not include plans for new schooling.</p> <p>The existing facilities provide large super market and hardware shop for the local community. The new development will increase the number of people living in the areas but remove essential large shops which is vital to serve the community.</p> <p>This development is pure greed by the developer and the local council. This is not a viable or sustainable project on the the long term. Where do they expect the families to send their children to school or transport links to go to work. Finchley Road is already heavily congested and constantly full of traffic. We should be trying to reduce pollution that adding to it.</p> |
| 2022/0528/P | Tamsin | 09/03/2022 12:27:52 | OBJ | <p>I am writing to complain about the impact of this development on the local area. It is irresponsible to add so many more houses without adding any community resources such as schools, nurseries, doctors, community halls. Secondly the development is such an eyesore, not at all in keeping with the victorian nature of the surroundings.</p> |
| 2022/0528/P | Tamsin | 09/03/2022 12:27:47 | OBJ | <p>I am writing to complain about the impact of this development on the local area. It is irresponsible to add so many more houses without adding any community resources such as schools, nurseries, doctors, community halls. Secondly the development is such an eyesore, not at all in keeping with the victorian nature of the surroundings.</p> |
| 2022/0528/P | Kelly Hammond | 08/03/2022 23:09:49 | PETITNOBJ E | <p>If you are developing an area for so many people, then you need to consider investing in the infrastructure surrounding the buildings where the people will live. You do not have plans for any schools or other medical services.</p> <p>With a development so big, the impact it will have on the area must be taken into consideration and plans must show this has been done. Currently, this is not the case.</p> |

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| 2022/0528/P | Dee kilborn | 08/03/2022 20:48:02 | COMMNT | I don't understand how this amount of new homes in the area can be added without a huge impact on local roads, schools, hospitals (and GPs and traffic. How has this been taken into account, genuinely? |
| 2022/0528/P | Dee kilborn | 08/03/2022 20:47:57 | COMMNT | I don't understand how this amount of new homes in the area can be added without a huge impact on local roads, schools, hospitals (and GPs and traffic. How has this been taken into account, genuinely? |
| 2022/0528/P | Sindhu | 09/03/2022 12:16:19 | COMMNT | This development simply has too many flats. What the area needs is green space and a less dense development. Our children will end up growing in a concrete jungle with the sound of cars and trains and of course pollution. While there is need for more housing the area cannot support this increase. The train station, surgeries and schools simply cannot take this load. Let us not forget the amenities that are supplied by the o2 centre. The Sainsbury is a key shop for residents in Hampstead, West Hampstead and St Kohns Wood. If the intention of the council is too make it more expensive for local residents then by all means approve. But this development is going to bring in expensive flats mostly geared toward the 1-2 bedroom flat and not aimed at families. Again if you BVD would like families to leave then approve. Think about the children and give them a chance to play in green spaces and breathe clean air. |
| 2022/0528/P | Lawrence Rintari | 08/03/2022 16:45:40 | COMMNT | Object to the high rise structure and sheer no of people that will subsequently move into the area putting huge pressure on an already stretched infrastructure. Just look at the jubilee line at West Hampstead during peak hours. |
| 2022/0528/P | Sinead Costelloe | 08/03/2022 21:04:52 | PETITNOBJ E | I think this will ruin the aesthetic of the area, put pressure on resources for current local residents, negatively impact on views and the skyline, contribute to pollution and to traffic, and do away with useful pre-existing amenities for West Hampstead residents. It will overwhelm transport, schools and health services. As a local resident, I rely on the large supermarket there. This will ruin the character of the area. They should be kept at four storeys tall at most. I will miss the cinema. |

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| 2022/0528/P | Laurence Lieberman | 08/03/2022 16:05:09 | OBJ | <p>I own a flat at 64 Compayne Gardens NW63RY.</p> <p>This development first phase will erect 3 tower blocks - one is 10 storeys, the other two are 15 storeys. The 15 storeys blocks will consist of 4 towers 2 will be 10 storeys and two will be 15 storeys high. The 10 storeys building will be 36m high, the two 15 storeys blocks will be 56m high. The foundations will be very deep 2 about 50m below ground.</p> <p>My flat will be facing the tower blocks directly. They will be seen from our north facing windows and, in my estimation, will look as high as the two tall poplar trees. From our point of view the three blocks will merge and, to us, they will look like one high wall with balconies.</p> <p>From our north facing windows you can see a crane with a red light on top 2 very visible at night. The new buildings will be closer than this crane and at least twice as high.</p> <p>And this is just the beginning. There are plans for 7 more buildings similar to these three. Imagine the influx of people, the strain on the infrastructure and the services including medical surgeries and hospitals. Most of the the flats are very small and surely they will be sold as rental investment. And we know that not all renters feel invested to keep the area safe and clean.</p> <p>In my opinion this development will ruin the area completely.</p> |
| 2022/0528/P | Laurence Lieberman | 08/03/2022 16:05:04 | OBJ | <p>I own a flat at 64 Compayne Gardens NW63RY.</p> <p>This development first phase will erect 3 tower blocks - one is 10 storeys, the other two are 15 storeys. The 15 storeys blocks will consist of 4 towers 2 will be 10 storeys and two will be 15 storeys high. The 10 storeys building will be 36m high, the two 15 storeys blocks will be 56m high. The foundations will be very deep 2 about 50m below ground.</p> <p>My flat will be facing the tower blocks directly. They will be seen from our north facing windows and, in my estimation, will look as high as the two tall poplar trees. From our point of view the three blocks will merge and, to us, they will look like one high wall with balconies.</p> <p>From our north facing windows you can see a crane with a red light on top 2 very visible at night. The new buildings will be closer than this crane and at least twice as high.</p> <p>And this is just the beginning. There are plans for 7 more buildings similar to these three. Imagine the influx of people, the strain on the infrastructure and the services including medical surgeries and hospitals. Most of the the flats are very small and surely they will be sold as rental investment. And we know that not all renters feel invested to keep the area safe and clean.</p> <p>In my opinion this development will ruin the area completely.</p> |

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| 2022/0528/P | Alex Figurski | 09/03/2022 20:50:52 | OBJ | <p>I am quite strongly against this and think this bad for residents in the area. So many reasons:</p> <ul style="list-style-type: none"> - the benefit of the O2 Centre is that it is for the community: it has a supermarket and other useful shops and restaurants. Even if the O2 Centre is outdated, the solution is not housing. This should still be a space for the community - it also looks like an eyesore - the environmental aspects and the building process will be unpopular and rightly so! |
| 2022/0528/P | Alex Figurski | 09/03/2022 20:50:47 | OBJ | <p>I am quite strongly against this and think this bad for residents in the area. So many reasons:</p> <ul style="list-style-type: none"> - the benefit of the O2 Centre is that it is for the community: it has a supermarket and other useful shops and restaurants. Even if the O2 Centre is outdated, the solution is not housing. This should still be a space for the community - it also looks like an eyesore - the environmental aspects and the building process will be unpopular and rightly so! |
| 2022/0528/P | Nika | 09/03/2022 15:33:35 | OBJ | <p>I oppose to the building of new flats because area is already very busy and Finchley Road is one of the busiest places.</p> |
| 2022/0528/P | R Begej | 09/03/2022 15:09:28 | 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 & 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> |

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| 2022/0528/P | Alicia | 08/03/2022 22:13:40 | OBJ | The proposed development will Completely overwhelm West Hampstead and Finchley Road. These communities have already faced a large influx of new buildings, which have reduced the quality of life for existing residents with busier streets, greater demand for transport services, doctors, schools etc. how do the developers intend to mitigate the additional impact of thousands of new residents on the local infrastructure? It's an appalling proposal that needs to be completely redrawn. |
| 2022/0528/P | Carla bradley | 08/03/2022 21:35:03 | OBJ | I am deeply concerned that proper consideration hasn't been taken in regards to the impact the new homes will have on local infrastructure. Schools and early year settings in Camden are already oversubscribed and the tube line in Finchley Road is sometimes dangerously busy without an extra 1800 homes. The area isn't ready for this level of extra residents. |
| 2022/0528/P | D Lucas | 08/03/2022 21:31:16 | COMMNT | Where will all the residents park/go to school/medical surgeries etc? What about the high level of pollution this will create? What about noise pollution? What about the aesthetics and the ugly skyline this will create? |
| 2022/0528/P | D Lucas | 08/03/2022 21:31:11 | COMMNT | Where will all the residents park/go to school/medical surgeries etc? What about the high level of pollution this will create? What about noise pollution? What about the aesthetics and the ugly skyline this will create? |
| 2022/0528/P | Alessia Isopi | 08/03/2022 20:26:50 | OBJ | I am totally against this development. It will considerably increase The population density which is already really high removing The only recreational space indoor nearby and removing a very Convenient big shopping facility with very convenient parking space. Please reconsider this development. |
| 2022/0528/P | Harriet | 08/03/2022 21:29:35 | OBJ | Already area is hugely congested and polluted. This would be terrible, adding considerable congestion and pollution. Totally unreasonable. Where will all these residents go to school, find a GP, use local services that are already at breaking point? The surrounding roads are already gridlocked. |
| 2022/0528/P | Lisa Preiskel | 08/03/2022 22:46:18 | COMMNT | This development is much too big. Too many high rise blocks. It will be an eye sore and will have a massive effect on local infrastructure- roads and tube. The Finchley Road is already very congested and the Finchley Rd tube station and Jubilee Line / Metro Line get very busy. I object to this development. It will have a negative impact on the area. |
| 2022/0528/P | Gabriela Wilkinson | 08/03/2022 18:53:46 | OBJ | We object to this development for the following reasons: - It will further deteriorate the traffic and pollution in the area. -The proposed height of the building is not suitable for the area -The development is harmful to the sustainability and viability of the amenities in the area. |

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| 2022/0528/P | Sophie Coleman | 08/03/2022 21:59:42 | OBJ | Where is the improved infrastructure? More schools, nurseries, shopping, transport? Do they have to be so high and ruin the skyline? Please listen to the local residents... And if Camden want to ignore the pleas of the locals then at least make it a condition of LandSec to massively increase the proportion of affordable housing- at least make it more bearable this way and not just a hugely profitable project for LandSec at the expense of existing locals. That would benefit the community at least. |
| 2022/0528/P | Karen | 08/03/2022 20:33:39 | COMMNT | This is terrible. Please don't do this. I love the O2 centre. I go there on a regular basis for coffee, for the bookshop, the movies and the Sainsbury's. I also love the gymboree classes for my children. Please don't remove the O2 centre |
| 2022/0528/P | Karen | 08/03/2022 20:33:44 | COMMNT | This is terrible. Please don't do this. I love the O2 centre. I go there on a regular basis for coffee, for the bookshop, the movies and the Sainsbury's. I also love the gymboree classes for my children. Please don't remove the O2 centre |
| 2022/0528/P | Karen | 08/03/2022 20:33:48 | COMMNT | This is terrible. Please don't do this. I love the O2 centre. I go there on a regular basis for coffee, for the bookshop, the movies and the Sainsbury's. I also love the gymboree classes for my children. Please don't remove the O2 centre |
| 2022/0528/P | Karen | 08/03/2022 20:33:53 | COMMNT | This is terrible. Please don't do this. I love the O2 centre. I go there on a regular basis for coffee, for the bookshop, the movies and the Sainsbury's. I also love the gymboree classes for my children. Please don't remove the O2 centre |
| 2022/0528/P | Karen | 08/03/2022 20:33:58 | COMMNT | This is terrible. Please don't do this. I love the O2 centre. I go there on a regular basis for coffee, for the bookshop, the movies and the Sainsbury's. I also love the gymboree classes for my children. Please don't remove the O2 centre |
| 2022/0528/P | Mickey | 08/03/2022 20:35:17 | OBJ | Although I support more new builds, I like the O2 centre, and I shop frequently at Homebase. I therefore disapprove of this development as it would negatively impact my ability to shop in my local neighbourhood. |