

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Andrew Gallop	11/03/2022 20:04:38	OBJ	<p>I object to the redevelopment of the Plots N3-E, N4, and N5.</p> <p>I live in West Hampstead and regularly use the Builders Depot, VW Garage, Homebase, Sainsbury's, Argos, Waterstone, Cinema and Restaurants at the O2 Centre. Losing the O2 would be a travesty for the area.</p> <p>I have seen both the initial proposals and subsequent amendments to the O2 Centre redevelopment at Finchley Road NW3. I do not believe that what is being proposed is a suitable replacement for what is currently available. Firstly we do not have the capacity to cope with this number of new residencies. The travel and transport links in the area are already struggling to cope with demand at peak times.</p> <p>I object strongly to the excessive height of the Tower blocks, it is far too many potential residents for a currently overwhelmed area and most of all the lack of genuine social housing. The desperate need for affordable housing locally should be a priority that is not answered by the developer's proposals. Furthermore, despite the developer's claims, the tower blocks will overshadow the residents of the current housing of the surrounding area and the site and the theoretical total population will overwhelm all the local facilities - supermarkets and public transport if the development is supposedly car-free.</p> <p>The current offer at the O2 centre is one of the only places in a large area where people can both walk to and park to do large weekly shops for families or loved ones. Forcing people to drive even further to a large supermarket is not environmentally friendly when there is nothing wrong with what is already at the site. It is essential that the Sainsbury's Supermarket be retained, not made into a reduced version of the current offering as has been proposed. The present store is a lifeline for local people with huge daily patronage as can be seen from the regular busy car park.</p> <p>The VUE cinema is also a much-used and affordable local facility with 12 screens and is the only reasonably priced one in the area.</p>

2022/0528/P	T & S Massey	12/03/2022 18:36:51	OBJ	<p>Please refuse consent for this application to which we object for the following reasons:</p> <ol style="list-style-type: none"> <li>1) Existing buildings should be modified if they need to be repurposed. Demolition, particularly of relatively recent builds such as the O2, and replacement with new builds is not environmentally appropriate</li> <li>2) The density of new housing will be overdevelopment with far too little open, usable green space for new residents and the community</li> <li>3) This area should be designated "unsuited to high rise". The height, materials and colours proposed are not in keeping with the relatively low rise brick built local character</li> <li>4) The area does not need another "Town Centre"</li> <li>5) Well built family homes and other resident friendly housing is needed, not towers</li> <li>6) Parking is needed for those with young children, for users of the site with heavy or bulky shopping, for some residents and for those who are not classified "disabled" but need to use private cars because they are unable to use public transport or afford taxis</li> </ol>
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2022/0528/P	David Futerman	13/03/2022 18:57:08	COMMNT	As a local resident in Hemstal Road, I strongly object to this planning application. 1. The density of flats is too high with too little green space. 2. The height of the blocks is very very high and gives the impression of over crowded ness. 3. Not enough social housing. 4. Too much pressure on local bus tube and health services. 5. Loss of o2 centre and accompanying facilities.
2022/0528/P	David Futerman	13/03/2022 18:57:06	COMMNT	As a local resident in Hemstal Road, I strongly object to this planning application. 1. The density of flats is too high with too little green space. 2. The height of the blocks is very very high and gives the impression of over crowded ness. 3. Not enough social housing. 4. Too much pressure on local bus tube and health services. 5. Loss of o2 centre and accompanying facilities.
2022/0528/P	David Futerman	13/03/2022 18:57:04	COMMNT	As a local resident in Hemstal Road, I strongly object to this planning application. 1. The density of flats is too high with too little green space. 2. The height of the blocks is very very high and gives the impression of over crowded ness. 3. Not enough social housing. 4. Too much pressure on local bus tube and health services. 5. Loss of o2 centre and accompanying facilities.
2022/0528/P	Sanne Van Rhijn	11/03/2022 23:01:11	APP	Oppose this, not enough public tube, schools Gp surgeries and large supermarket to Support this
2022/0528/P	David Futerman	13/03/2022 18:57:01	COMMNT	As a local resident in Hemstal Road, I strongly object to this planning application. 1. The density of flats is too high with too little green space. 2. The height of the blocks is very very high and gives the impression of over crowded ness. 3. Not enough social housing. 4. Too much pressure on local bus tube and health services. 5. Loss of o2 centre and accompanying facilities.

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2022/0528/P	Eleanor Naughten	11/03/2022 14:12:33	OBJ	<p>I wish to object strongly to this application on the following grounds</p> <ul style="list-style-type: none"> <li>• The proposal is clearly a significant Overdevelopment with too many new homes. The buildings are too tall and large for the capacity of the site and the area's existing local infrastructure.</li> <li>• Inappropriate mix of land uses: there is too much residential floorspace without sufficient other amenities to sustainably support the increased population especially 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 provision of such amenities.</li> <li>• Transport capacity: Finchley Road and West Hampstead Stations are already at capacity and cannot support a substantial growth in the local population whilst I acknowledge the developer has conceded looking at making them accessible this is not sufficient as the capacity is already a problem. This major development, which is being made car free will put unsustainable strain on the already dangerously strained transport infrastructure.</li> <li>• Insufficient healthcare and education facilities: the new 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. There is no additional provision intended for schools in the area which are already heavily oversubscribed.</li> <li>• 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 out of line with the character of these areas which are largely terraced houses and mansion blocks.</li> <li>• Overshadowing: the development will cause significant loss of daylight and sunlight to existing homes behind and around the development site.</li> <li>• Sustainability: the demolition of multiple existing buildings is 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.</li> </ul>