

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Barbara Hoffmann	31/03/2022 21:35:45	OBJ	This development is completely disproportionate to the surrounding area, roads, public transport and general infrastructure. West Hampstead's streets are already suffering dangerous overcrowding at peak times following recent major housing projects. This latest project is far too big and I therefore strongly object to it.
2022/0528/P	Mark Bailey	01/04/2022 07:18:08	COMMNT	Public services are already overstretched and the area is already crowded. Adding a further 1,800 flats will make the situation worse.
2022/0528/P	LRRRA RESIDENTS ASSOCIATION	31/03/2022 21:38:27	APP	We the residents do not approve of high rise blocks. Also we strongly feel we need big supermarket in the area. Traffic and amenities will be overlooked and overloaded.
2022/0528/P	LRRRA RESIDENTS ASSOCIATION	31/03/2022 21:38:30	APP	We the residents do not approve of high rise blocks. Also we strongly feel we need big supermarket in the area. Traffic and amenities will be overlooked and overloaded.
2022/0528/P	Effie Bosnic	31/03/2022 21:15:34	COMMNT	The O2 centre is the only shopping centre in Camden that we can park and shop. I am certain once its developed we will no be able to park there. Not all residents in the area are able to carry their shopping or pay expensive taxis every time. Already the area has seen major building developments. How are the roads and local transport can cope with additional traffic and population in the area. How about allowing some green space for existing residents to walk and children to play and grow into healthy adults.
2022/0528/P	Steven Tomkin	31/03/2022 21:04:14	COMMNT	I object to this strongly as the area will be swamped by more people and the infrastructure is not there to support it. Especially as the old Travis Perkins site is well under way which will bring another large influx of people and with all this new build will devalue other properties in the area. Moreover the Sainsbury store is an essential as all other large stores have no parking and or further away to that area. As usual this is under Labour's watch who never seem to take notice of the public and cannot even manage a clean environment with current population in my part of the borough
2022/0528/P	James Crawford	31/03/2022 18:22:38	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	Anna	31/03/2022 19:59:01	APP	I am leaving in West Hampstead for the last 22 years. I remember O2 center being build. It was like community center for my family when I was raising my 2 children with its bookshop, cinema, restaurants and gymboree in the old good days. Place where we could meet friends on the rainy days and to kill boring long winter afternoons just walking to the center and look at some habitat shop lovely things. Transport in West Hampstead always been good, now is even better but walking on West End Lane has become mission impossible with all computers crossing from Temslink to the tube. Flats next to the train line and new flats being build are already making West Hampstead over busy and over crowded. Building more flats, getting read of O2 is just stupid and greedy. Developers will get reacher , and for us it will be time to moved out. If O2 is so not wanted why can they make a lovely park in this area with garden center, place for kids to play. Im objecting the most the idea of building more flats, more cars in such a small space of land !!!

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2022/0528/P	Penny newton	31/03/2022 18:25:53	COMMNT	We do not need 1,800 flats in west hampstead UNLESS THEY ARE SOCIAL HOUSING. We need a sainsburys where local people shop. If these flats are to buy, they will stand empty as overseas buyers will use them for an investment. The skyline will be ruined.
2022/0528/P	vanda renton	31/03/2022 17:10:52	COMMNT	I oppose this development, it is too large the buildings are too highs it wil destroy the nature of the surrounding areas and create traffic jams there is not enough care parking and not enough open spaces Where will all these new people find doctors surgeries, schools and facilities It is a very bad idea and I am totally against this plan
2022/0528/P	vanda renton	31/03/2022 17:10:56	COMMNT	I oppose this development, it is too large the buildings are too highs it wil destroy the nature of the surrounding areas and create traffic jams there is not enough care parking and not enough open spaces Where will all these new people find doctors surgeries, schools and facilities It is a very bad idea and I am totally against this plan
2022/0528/P	ADRIAN D'ENRICO	31/03/2022 17:17:07	SUPPRT	I think the project looks like it will provide much needed housing in an extremely well-connected area on a site which is over-parked and under-utilised. The shopping centre offers some local benefits and these should ideally be retained within the site - in particular the foodstore - but the remainder of the scheme is inefficient, overshopped (as evidenced by the number of empty units or tenants on turnover leases) and won't be missed. It would be helpful and reassuring to incorporate community infrastructure into the proposals alongside the residential accommodation - most notably healthcare and educational uses to provide additional capacity to local services for the incoming residents. Ideally these should be delivered on site and be delivered before residential occupation can occur. The ratio of publicly accessible private open space to the overall site is disappointing in the proposals - input cost inflation and development margin are doubtless behind the ambitious densities - but this is a huge opportunity to create a new area for people to live in. It's about homes, not numbers and a reassessment of appropriate density in light of initial feedback is encouraged. Overall, it's positive to see a residential-led scheme in an area of narrow supply and ever escalating prices, which will also provide additional accessible outdoor space that is surely more useful to local residents than the current car park. If the quantum of affordable tenures can be pushed to wards the GLA target of 50% by removing some of the private rental units, thereby also reducing densities, that seems to be a sensible route.

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2022/0528/P	Joseph Hollander	31/03/2022 17:17:40	COMMNT	<p>I use the West Hampstead public transport every day and have lived in the area and pay taxes for more than 30 years.</p> <p>The impression we all have of the council which is purported to work on our behalf do nothing ever to listen and take anything on board from residents</p> <p>Is it a cabal which can pass new housing without a TRUE consultation ? It seems All consultation mean absolutely nothing so in effect we are run by a dictatorship.</p> <p>I strongly object in absolute certain terms to such a huge development the likes has not been seen in our area ever.</p> <p>Do you not realise what chaos during building and after when thousands more people with the traffic that goes with it and how parking will be affected.</p> <p>Shocking that this has been done with no true and audited consultan</p>
2022/0528/P	Howard Radley	31/03/2022 13:33:08	OBJ	<p>I am writing to object in the strongest terms to the current proposals for the O2 Centre between West Hampstead and the Finchley Road. The proposals, as they are currently structured, will impose upon an already crowded area with an additional 12 Tower Blocks between 12 and 15 stories. This is far too dense and will make this area overcrowded .</p> <p>The tube and main line stations in West Hampstead are already overcrowded in the rush hours and this will become far worse with an additional 5,000 residents. Local amenities such as shops and streets are now at capacity and the removal of the O2 shopping centre with its supermarket plus the additional people living in the proposed development will make matters far worse.</p> <p>The plans indicate an ugly, concrete jungle of densely placed tower blocks with little light and even less green space. The areas below the towers will rapidly deteriorate into a slum. These plans breach all that would be considered good urban planning: with no consideration given to local residents, a detrimental impact on infrastructure, insufficient affordable housing, a complete lack of communal amenities and green spaces.</p> <p>This is an ill-conceived plan and should be rejected.</p>
2022/0528/P	Robert Nyman	31/03/2022 15:25:28	PETITNOBJ E	<p>I object to this potential development because the idea of having an enormous tower block on a commercial estate, or anywhere in the borough of Camden, will cause a blight in the area.</p> <p>Such a development would cause huge problems. There will be too many people, with too many cars and vans.</p> <p>Will there be extra schools, GP surgeries, dentists, transport and police for the additional 8,000 extra people?</p>
2022/0528/P	Ifediba	31/03/2022 17:07:06	PETITNOBJ E	<p>I object to all planning permission for 1800 flats to be accommodated in high rises at the 0s centre that are not in keeping with surrounding area of West Hampstead, South Hampstead, Hampstead and Swiss Cottage. I also would like to see more recreational and green spaces to be included in any design.</p>

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2022/0528/P	Ifediba	31/03/2022 17:07:10	PETITNOBJ E	I object to all planning permission for 1800 flats to be accommodated in high rises at the 0s centre that are not in keeping with surrounding area of West Hampstead, South Hampstead, Hampstead and Swiss Cottage. I also would like to see more recreational and green spaces to be included in any design.
2022/0528/P	Joseph Hollander	31/03/2022 17:17:42	COMMNT	<p>I use the West Hampstead public transport every day and have lived in the area and pay taxes for more than 30 years.</p> <p>The impression we all have of the council which is purported to work on our behalf do nothing ever to listen and take anything on board from residents</p> <p>Is it a cabal which can pass new housing without a TRUE consultation ? It seems All consultation mean absolutely nothing so in effect we are run by a dictatorship.</p> <p>I strongly object in absolute certain terms to such a huge development the likes has not been seen in our area ever.</p> <p>Do you not realise what chaos during building and after when thousands more people with the traffic that goes with it and how parking will be affected.</p> <p>Shocking that this has been done with no true and audited consultan</p>
2022/0528/P	Joseph Hollander	31/03/2022 17:17:44	COMMNT	<p>I use the West Hampstead public transport every day and have lived in the area and pay taxes for more than 30 years.</p> <p>The impression we all have of the council which is purported to work on our behalf do nothing ever to listen and take anything on board from residents</p> <p>Is it a cabal which can pass new housing without a TRUE consultation ? It seems All consultation mean absolutely nothing so in effect we are run by a dictatorship.</p> <p>I strongly object in absolute certain terms to such a huge development the likes has not been seen in our area ever.</p> <p>Do you not realise what chaos during building and after when thousands more people with the traffic that goes with it and how parking will be affected.</p> <p>Shocking that this has been done with no true and audited consultan</p>

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2022/0528/P	Joseph Hollander	31/03/2022 17:17:48	COMMNT	<p>I use the West Hampstead public transport every day and have lived in the area and pay taxes for more than 30 years.</p> <p>The impression we all have of the council which is purported to work on our behalf do nothing ever to listen and take anything on board from residents</p> <p>Is it a cabal which can pass new housing without a TRUE consultation ? It seems All consultation mean absolutely nothing so in effect we are run by a dictatorship.</p> <p>I strongly object in absolute certain terms to such a huge development the likes has not been seen in our area ever.</p> <p>Do you not realise what chaos during building and after when thousands more people with the traffic that goes with it and how parking will be affected.</p> <p>Shocking that this has been done with no true and audited consultan</p>
2022/0528/P	Matt Greenshields	31/03/2022 17:25:00	OBJ	<p>Dear Camden planning department,</p> <p>As a resident of South Hampstead conservation area I want to comment that the proposed development is greatly out of character, scale and height for the proposed site. It will simultaneously remove valuable amenities from the area (the O2 centre shops) and increase the housing density greatly above what surrounds it, overloading the remaining amenities.</p>
2022/0528/P	Nazim	31/03/2022 19:54:59	OBJ	<p>Clearly this plan serves the coffers of those involved in constructing the site and does absolutely nothing for the community.</p>
2022/0528/P	Andrea Filtri	31/03/2022 17:04:43	OBJ	<p>I object to the project as it will overcrowd the area and remove important social and commercial facilities</p>

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2022/0528/P	Uta Dempwolff	31/03/2022 18:32:53	OBJ	<p>Strong objection to current development plan for O2 Centre:</p> <p>To me, the project looks like being outdated by recent knowledge - the density of the buildings - the lack of green space - there is already quite a lot of pollution from the two train/tube lines of both sides of the space - will further decrease the air quality in the area.</p> <p>As we learnt during COVID, humans need open, green space - and there is nothing in the current proposal other than at the margins.</p> <p>Building these dense highrise on a hill (decending towards Broadhurst Gardens, will limit the daylight reaching Broadhurst Gardens and adjacent streets towards Compaygne and Fairfax Road - making our area dark and probably unlivable.</p> <p>The main question is - cui bono? - from the scheme?</p> <p>Clearly the developer, however, I can only perceive disadvantages for the residents living here already. Finchley Road and West Hampstead tube stations are already at (and beyond) capacity at rush hour, GP Practices etc will not be able to cope with more demand, increasing the costs for the council (and thus probably the Council Tax we need to pay)</p> <p>The loss of the only big supermarket (and all the small ones on West End Lane are no replacement) - and putting in some small "local" with a less comprehensive offering will not replace the current big Sainsbury. Homebase will be a loss too.</p> <p>Given the density of new buildings, the risk of flooding will be increased, too.</p> <p>The plans do not seem to include a community centre, or space where people can meet up.</p> <p>Hence the proposal appears to maximize the profit for the delveloper, whilst neglecting the interest of current and new residents.</p> <p>Any acceptable redevelopment would need to meet the following criteria</p> <p>At least 30% of the entire space designated as park/playground - one cohshive area - plus trees at the margins. Retain Sainsbury (may be 10% smaller - but one big supermarket) and homebase.</p> <p>Consider the impact on daylight for residents on Broadhurst Gardens and beyond, as they are downhill and will get very little light - hence limit the height of the buildings accordingly.</p> <p>Provide room for community centre/meeting spaces to allow integration.</p> <p>Keep density within the level in the surrounding area.</p>

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2022/0528/P	Ruaridh Macdonald	31/03/2022 13:58:31	OBJ	<p>This is a vile, ultra-high density housing plan, in a confined, congested area that will lead to a miserable quality of life for the future residents. The development will be hemmed in on three sides, by the heavily polluted Finchley Road to the East, and the incessant noise and public announcements of the Underground lines to the South, and mainline rail to the North. There will no doubt be some token overpriced convenience stores and cafes, but the outcome will be a severe decline in the local amenities and retail in this part of London.</p> <p>I am very concerned about the limited green space and access to biodiversity and nature that will be available to the thousands of new residents living in this confined space. This part of London already suffers from a lack of proper, local green space for nature, of any size. Camden has previously outlined its vision of contented, car-free commuters experiencing the benefits of nature each day. I'm sorry but I'm not seeing any of this in this plan. Just a concrete jungle bounded by the terrible noise, traffic and pollution of Finchley Road, dominated by out-of-borough traffic over which Camden has zero control.</p> <p>My suggestion would be to retain the O2 centre, adapting for the future needs of society to have physical gathering places and retail opportunities. Build your flats at the far end of the plot, where Homebase and Audi are currently located. And over the current car park, create a meaningful green space for the mental and physical well-being of local residents, and for the benefit of local nature and biodiversity, in accordance with Camden's stated vision.</p>
2022/0528/P	Steven Tomkin	31/03/2022 21:04:17	COMMNT	<p>I object to this strongly as the area will be swamped by more people and the infrastructure is not there to support it. Especially as the old Travis Perkins site is well under way which will bring another large influx of people and with all this new build will devalue other properties in the area. Moreover the Sainsbury store is an essential as all other large stores have no parking and or further away to that area. As usual this is under Labour's watch who never seem to take notice of the public and cannot even manage a clean environment with current population in my part of the borough</p>
2022/0528/P	Bernadette	31/03/2022 17:21:06	PETITNOBJE	<p>This is what I think it is absolutely disgusting developers have definitely got Camden councillors in their pocket People need the supermarket and the car park and Homebase and the O2 centre we don't need any more rabbit hutches it's busy enough as it is</p>
2022/0528/P	Astra Brown	31/03/2022 17:22:09	COMMNT	<p>This is disgusting and I object to this type over development of flats in this area. I understand Camden needs to house people but if we wanted to live in Dalston we would move. I believe we already have enough crime and mental health issues in this area and no doubt this will create an even bigger problem. Over the past 5 years we have had nonstop development and this is has come with traffic/parking issues etc we are not only struggling with development but West Hampstead has become a main hub for the general public and no consideration to the residents that have lived here for years.</p> <p>ENOUGH IS ENOUGH West Hampstead used to have a lovely village feel but you are determined to ruin this.</p>
2022/0528/P	Susan Brandt	31/03/2022 14:57:12	COMMNT	<p>It is wrong that for our desperate need for Affordable Housing in Britain, such a large estate will only minimally cater for those in most need.</p>

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2022/0528/P	Susan Brandt	31/03/2022 14:57:17	COMMNT	It is wrong that for our desperate need for Affordable Housing in Britain, such a large estate will only minimally cater for those in most need.
2022/0528/P	Susan Brandt	31/03/2022 14:57:22	COMMNT	It is wrong that for our desperate need for Affordable Housing in Britain, such a large estate will only minimally cater for those in most need.
2022/0528/P	James Crawford	31/03/2022 18:22:03	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	James Crawford	31/03/2022 18:22:08	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	James Crawford	31/03/2022 18:22:12	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	James Crawford	31/03/2022 18:22:15	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	James Crawford	31/03/2022 18:22:19	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	James Crawford	31/03/2022 18:22:23	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	James Crawford	31/03/2022 18:22:26	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	James Crawford	31/03/2022 18:22:30	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	James Crawford	31/03/2022 18:22:34	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	Astra Brown	31/03/2022 17:22:11	COMMNT	<p>This is disgusting and I object to this type over development of flats in this area. I understand Camden needs to house people but if we wanted to live in Dalston we would move. I believe we already have enough crime and mental health issues in this area and no doubt this will create an even bigger problem.</p> <p>Over the past 5 years we have had nonstop development and this is has come with traffic/parking issues etc we are not only struggling with development but West Hampstead has become a main hub for the general public and no consideration to the residents that have lived here for years.</p> <p>ENOUGH IS ENOUGH West Hampstead used to have a lovely village feel but you are determined to ruin this.</p>

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2022/0528/P	Marc van der Lubbe	31/03/2022 17:29:12	COMMNT	Far too high for the area More green area More communal activities such as swimming pools, kids playing areas, sports grounds etc
2022/0528/P	caroline	31/03/2022 17:52:53	OBJ	I object to the whole thing. We where told they would be small blocks with lots of green space not all these very tall tower blocks It's disappointing that everyone that has opposed this development has not been listened to. Where are we going to go to do our shopping with parking? There are no extra doctors or dentists or schools for all these extra people in there thousands. Shame on camden for just thinking about money and not the residents of camden who do not want this development. The traffics will double on west end lane and Finchley Road.
2022/0528/P	Penny newton	31/03/2022 18:25:47	COMMNT	We do not need 1,800 flats in west hampstead UNLESS THEY ARE SOCIAL HOUSING. We need a sainsburys where local people shop. If these flats are to buy, they will stand empty as overseas buyers will use them for an investment. The skyline will be ruined.
2022/0528/P	Claudine Pittis	31/03/2022 16:01:19	OBJ	<p>I am horrified to hear of the over development for the O2 Centre Site and the land from West End Lane to Finchley Road. I fully realise that giving my opinion is a total waste of my time as Camden has never listened to any feedback I have given on other occasions and simply proceeds to do exactly as they wished and the apparent ability to make comments are just a sham and pretence on the part of Camden to make residents believe that they actually care about the them when all they care about is money and packing us in like sardines!!</p> <p>There is already inadequate public green space which is what we requested the last time before the O2 Centre was built. None of us will be able to breathe soon because of the pollution. Most of the trees in the Finchley Road have already been destroyed.</p> <p>The Finchley Road already has far too many pedestrians on over crowded pavements. There are not the services: schools, roads, trains, shops, dentists or the surgeries to accommodate anymore people and if you get rid of the large Sainsburys and the car park everyone will be in Waitrose which is far too small for more shoppers!</p> <p>This will cause long term harm to infrastructure and local environment and the noise and toxic pollution over 15 years of construction will be soul and body destroying. This is a residential area, not a building site.</p> <p>The construction of 12 tower blocks each 12-15 storeys high - with only single staircases for access and escape will be extremely ugly and a blight on the earth which is unable to breath either. How long do you think the planet will be able to sustain us if humans do care for it?</p> <p>May I suggest, if you are determined to knock it all down, that Camden becomes famous throughout London for creating the most beautiful green area with trees and fountains and ponds with flower beds and fruit bearing trees.</p> <p>Do you think that a scheme to house new residents in a scheme that is 6-7 times Camden's average density is a sensible and practical idea or just a money making scheme?</p> <p>Don't you think we have all been suffering enough without this? Have a heart.....</p>

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2022/0528/P	James Crawford	31/03/2022 18:21:58	OBJ	I strongly object to this development as the west hampstead area is already over capacity, the high Street and transport is bursting at the seams and crime is rising.
2022/0528/P	Katina Letsos	31/03/2022 12:16:20	OBJ	<p>Dear Camden,</p> <p>West Hampstead does not need another housing development that is so called 'affordable' of £700k upwards. Building another housing development will bring more pressure for services that are already under funded e.g. schools, GPs. West Hampstead needs to remain a diverse community of working professionals, families and households of lower income. With the cost of living crisis, and housing that is simply not affordable, will bring greater inequality in the area and push those households on lower incomes further away.</p> <p>West Hampstead needs a community space - green areas for families and general population, something equivalent to Paddington Recreation Ground. It needs a place where people can come together.</p> <p>Please refrain from calling any housing project as affordable, as those on incomes between £30-£60k will never be able to afford buying a house in West Hampstead. Support the community and not the investors, support those who work in the area and not the investors, support those who bring life to the area and not the investors.</p> <p>Stop this residential development NOW, and consider what else can be done that will bring colour to the community.</p>