

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	C J Best & M A Frutiger	06/04/2022 17:56:05	OBJ	<p>06/04/2022</p> <p>To: Planning Officer David.Fowler@camden.gov.uk 5 St Pancras Square, London N1C 4AG</p> <p>CAMDEN PLANNING APPLICATION 2022/0528/P</p> <p>We oppose this overdevelopment leading to high-density housing and overcrowding, hazardous for its residents and detrimental to the neighbourhood with the loss of essential shopping facilities and open spaces.</p> <p>This pleasant neighbourhood is already a busy place and needs development such as modernized underground stations, more parking, schools and medical facilities.</p> <p>Sainsbury's is a much needed supermarket for food shopping. Local facilities must be easy for older people to reach. Roads and pavements are already crowded.</p> <p>High density tower blocks 12-15 storeys high with single staircases could be dangerous for tenants rushing to escape from a fire. High densely packed blocks will have little sunshine, create shadows on each other and existing housing.</p> <p>This application should not be approved for the sake of the existing community and any new residents.</p> <p>The neighbourhood needs more quality housing for local people with limited income and space for children to play.</p> <p>Carolyn J Best and Manuel A Frutiger, Kilburn</p>
2022/0528/P	Susan Slade	06/04/2022 18:51:18	OBJ	<p>Dear Sir or Madam, This plan seems to me to be extreme and unsuitable for the area. Housing is of course vitally important, especially social housing, but there is a limit beyond which public amenities and the local population will not be able to cope. These blocks of flat are far too high and far too close together. What kind of life can residents have if they are crammed together in such a way? I bet the properties are extremely expensive too, a chance for developers and investors to make a huge profit. I understand there will be only a single staircase for access and escape; this is inhumane and people being unable to escape in an emergency would either be unable to, or else crushed in the panic. Doesn't anyone care about the people living there - is profit the only concern here? Where are the green spaces promised to us by the O2 developers? I can't see there will be room for any. Who can live any kind of quality of life in such high density dwellings? What aims does Camden have for its residents? Mental health will scarcely be helped in such an environment. This development is supposed 'to reflect Camden's unique culture' - it will actually destroy it. Think again, and especially think about people's quality of life, those who live here already and those who will in the future! As a Labour council, that should be your overriding concern!</p>
2022/0528/P	Caroline McQuater	06/04/2022 13:13:52	COMMT	<p>I'm generally in favour of the regeneration of the area but have real concerns about the density of residential buildings, not least due to the impact on local public transport. The current proposed levels are unacceptable.</p>

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2022/0528/P	Asha	06/04/2022 13:47:50	OBJ	<p>I object to sheer number of people that 1800 flats will bring. This will result in more congestion, lack of parking and pressure on local amenities.</p> <p>Often such blocks are only marketed to the international market and it does not even lead to more homes for Londoners. Instead it just serves to increase already overpriced house prices. These blocks also lack enough affordable options for key workers.</p> <p>It's a real shame that facilities such as the gym and cinema will be coming to an end as this is something I really loved about the O2.</p>
2022/0528/P	Ravinder Sandhu	06/04/2022 11:38:32	AMEND	<p>This is over developed and causing property values to decrease traffic is already awful</p> <p>This should be restricted to 500 new homes</p>
2022/0528/P	sharon radley	06/04/2022 14:43:39	COMMNT	<p>Dr Mr Fowler</p> <p>I am writing to express my horror of the proposed development of the above site O2 Centre. The development is unacceptably of the follow:</p> <ul style="list-style-type: none"> - Height: hideous jungle of towers swamping the skyline and denying light already enjoyed by residents in the area. - Density: 5000+ new residents in a tiny area all requiring services in an already overcrowded area. - Affordable housing: none as developers simply pay the fine so this is a big con by the Council and Developer. - Loss of Facilities: given Camden Council will receive a massive fee for approving this project, can the Council please inform residents what they will be using the money for eg. providing grocery shops and local facilities being lost, without residents needing to drive to obtain their groceries. We all ready lost Iceland and now Sainsbury and the book shop. <p>This development is out of character in its density of development in a tiny space and height which towers over the area and makes it feel like an instant ghetto zone - unattractive. The ugly towers resembles the concrete jungle being built in North Acton, which is in a larger site but so, so ugly on the eye with little to no large open green space.</p> <p>Please do not let the Developers create another slum neighbourhood where there is no social gardens or community hub, shops area. A strip of green and a few plants is not good enough.</p> <p>Stop the Developers maximise profit rather than providing a good development for all. Sharon Radley Camden resident</p>

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2022/0528/P	Nadia Crandall	06/04/2022 11:52:58	OBJNOT	Dear Camden,

I am writing to object in the strongest possible terms to the proposed development of the O2 Centre.

The local area enjoys building heights of 10 storeys or less. This development would several buildings that are well above this in number of storeys and height, thereby altering the urban streetscape and the amenities enjoyed by residents. It will be wildly out of keeping with the low-rise neighbourhoods of Belisize, West Hampstead and Fitzjohns. The whole project as planned lacks human scale.

I'm also concerned about the additional burden to the local transport systems which are already overburdened. The Finchley Road, both north and south, are highly congested at times of day even outside rush hour. The underground service is packed in the morning and evenings and bus services are slow and ineffecient as a result of new road furniture that was intended to supported COVID distancing and cyclists.

The loss of car parking will make it extremely difficult for people to manage their weekly shop - particularly so since the existing Sainsbury's - an important local amenity - is in question should shoppers not be able to park close by. It is hard to imagine any large retailed remaining in the proposed new development since there is no alternative parking anywhere along the Finchley Road, now that it has been desgnated a permanent red route.

Please deny this application

Community facilities

As well as commercial premises that would be harmed by the application, the commitments on community facilities are insufficiently strong. The development at Kings Cross promised health facilities in identical terms, but 18 years later, there is still no GP's surgery there: leading to nearby surgeries being overwhelmed. Read more here.

Policy C1 of the Local Plan states that Camden "will support the provision of new or improved health facilities, in line with Camden's Clinical Commissioning Group and NHS England requirements". Policy 10 of the Fortune Green & West Hampstead Neighbourhood Plan says that there should be additional "primary health care facilities, particularly in or near the West Hampstead Growth Area".

However, despite the growth of the population, there is no health provision within the detailed application for the site (i.e. the first part to be developed). There has only been a vague statement that a healthcare facility may be provided in the non-detailed, outline permission (i.e. the later stages).

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This commitment is insufficiently strong, as the failure to provide facilities in King's Cross shows. Furthermore, even if it is eventually delivered, unlike King's Cross, there would be 10-15 years between 700 flats being built in the initial part of the development and the surgery or other facilities being opened in the last stage. This would put unbearable strain on local services in that time.

Any development that does not include the provision of a GP surgery in the detailed part, which will be built first and which is the strongest protection, must be resisted. As this does not, it should be refused.

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2022/0528/P	Ulla Thiessen	06/04/2022 20:41:39	OBJ	<p>Objection</p> <p>I strongly object to the proposal of vast overdevelopment of the O2 site. There is a proposal in Dagenham on the old Ford plant on a 45 acre site for 3000 homes which seems a good spread of new housing development. This site however is only 14 acres, a tiny fraction of the Dagenham site - and what is proposed is vastly more housing units of too many too small flats, much too close together blocks of flats, far too high and far too many, resulting in far too great a density to provide decent homes for anybody, whilst also ruining the environment for existing neighbours! The loss of the supermarket, cinema and restaurant complex, fitness centre and other shops will result in too few amenities for the local infrastructure, not to mention the loss of parking facilities and open space.</p> <p>Please refuse permission for this and suggest they halve the number of housing units and treble the open space between the blocks, none of which should be higher than 8 floors.</p>
2022/0528/P	Gigi Adoghe	06/04/2022 09:42:13	OBJ	<p>I feel the number of tower blocks (29) will be too much for our beautiful community to handle not to talk of destroying our beautiful community center where we all gather to have a coffee , dinner , watch movies, exercise and shop.</p> <p>This will be too much for our community I think and I object to this strongly !</p>
2022/0528/P	Ulla Thiessen	06/04/2022 20:41:42	OBJ	<p>Objection</p> <p>I strongly object to the proposal of vast overdevelopment of the O2 site. There is a proposal in Dagenham on the old Ford plant on a 45 acre site for 3000 homes which seems a good spread of new housing development. This site however is only 14 acres, a tiny fraction of the Dagenham site - and what is proposed is vastly more housing units of too many too small flats, much too close together blocks of flats, far too high and far too many, resulting in far too great a density to provide decent homes for anybody, whilst also ruining the environment for existing neighbours! The loss of the supermarket, cinema and restaurant complex, fitness centre and other shops will result in too few amenities for the local infrastructure, not to mention the loss of parking facilities and open space.</p> <p>Please refuse permission for this and suggest they halve the number of housing units and treble the open space between the blocks, none of which should be higher than 8 floors.</p>

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2022/0528/P	Juliette Radley	06/04/2022 14:46:08	OBJ	<p>I am writing to express my strong concern with the O2 Centre development in West Hampstead. I have spent my childhood using the facilities that the Centre offer, from using it as a safe space to explore newfound independence after school as a teenager to as an adult using the Centre's restaurant and cinema facilities to keep in touch with friends. Therefore I am deeply upset that the community and the generations below me will lose access to a key safe place, what are Camden council's plans to replace, and with the development's increased population, expand the community space lost to the development? There seems to be no concern for how these community spaces will be replaced, public space and facilities are constantly being sold off or closed, do the council wish for the area to solely be filled with unaffordable and cramped 2-bed apartments with no gardens?</p> <p>The council seems to prioritise the profits of the property developer LandSec over the people they are meant to represent. Why are so few of the proposed flats unaffordable? Why are these apartments so small, when the demand for family homes is so high? It is unbelievable that Camden council would rather remove public space and community facilities and side with LandSec, a corporation whose employees have likely never even stepped in the borough of Camden. Does Camden council prefer to generate profit at the expense of the community? Does the council genuinely want to improve the community it represents? The public consultations have so far felt like a tick-box exercise, can you ensure that there will be change to the development in-line with the community's concerns? Can no council employees see the major issues with allowing this build to take place?</p>
2022/0528/P	Rosemary Hinterseer	06/04/2022 12:13:25	PETITNOBJ E	<p>I most STRONGLY object to the plans for the O2 centre. 1800 flats are simply way way too many - we don't have enough infrastructure or services: doctor surgeries, primary schools, community centres, or parking spaces. The proposed towers are much higher than anything around and are thus terribly out of place. In recent years, we have had 6 towers go up ("West Hampstead Square"), and towers are going up now in the builders merchant off West End Lane. These O2 centre proposals risk turning West Hampstead into an areas of high risk flats, not the neighbourhood community of houses it was. Some flat with parkland and amenities (shops, but also community spaces) will work, but not 1800 units. This is hugely outsize.</p>

Application No: 2022/0528/P
Consultees Name: Peter Eisner
Received: 06/04/2022 14:12:53
Comment: OBJ

Response:**OBJECTION**

I am objecting to this outrageous development on the following basis:

- Height, mass and form contravene national guidance
- Overshadowing contravenes the Right to Light act
- Layout and density contravene the London Plan policy
- Design conflicts with Camden's Climate Change and Clean Air Action Plan
- Proposed scheme will swamp (literally) local Infrastructure, Utilities and Community Assets
- Impact on Conservation Areas and Heritage Assets
- Politically motivated elimination of private transport

Overbearing height, mass and form

The National Model Design Code advises building heights of 3-4 storeys and densities of 60-120 dwellings per hectare for an urban neighbourhood site such as O2. Landsec is proposing 18 towers of 8-11 and 11 towers of 12-16 stories to give 312dph which 3-5 times recommended density. This is 'super density' development and not surprisingly, the site has not been classified to avoid this embarrassing challenge.

Camden's Local Plan policy A2 requires a minimum open space of 9m² per occupant, implying an open space of 40-45,000 m². Landsec's proposal totals 15,500m² which is just one quarter of Camden's own policy requirement in an area that is officially green-space deprived.

Overshadowing and Loss of light to neighbours Skylight, sometimes known as diffuse skylight, is diffused all around us even on cloudy days, whilst sunlight is the light which comes directly from the sun on clear days. BRE define daylight as a combination of skylight and sunlight, adding, "The quantity and quality of daylight inside a room will be impaired if obstructing buildings are large in relation to their distance away". In a British context, skylight is the more important component. A loss of view is not a valid planning objection but the 'right to light' of nearby neighbours to the north of this scheme is protected by the Rights to Light Act 1959.

Layout and density of building

A 'tall building' is defined as anything higher than 10 storeys. This development should be limited to 10 storeys under London Plan policy D9. The area is unsuitable for high rise buildings and the primary benefits of this 'new neighbourhood' of sub-standard architecture – more in keeping with an office than a residential setting – will go to the developer, Landsec and Camden Council, not to the community.

Suzanne H. Crowhurst Lennard, co-founder and director of the Making Cities Liveable International Council says, "the construction industry is a powerful engine for fuelling economic development. Tall buildings offer increased profits for developers. However, the higher a building rises, the more expensive is the construction. Thus, the tallest buildings tend to be luxury units, often for global investors. Tall buildings inflate the price of adjacent land, thus making the protection of historic buildings and affordable housing less achievable. In this way, they increase inequality."

The density is abnormally high and significantly exceeds the London Plan Density Matrix even for a site of PTAL 6. Camden, a borough which has produced some of the highest quality homes in the last 50 years, is said in a report that went to cabinet in early March, to have co-designed this insensitive housing environment.

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In conflict with Camden's Climate Change and Clean Air Action Plan There are sound reasons not to demolish the O2 Centre. In the words of a Camden Council Planning officer: 'Land Sec will need to demonstrate that the redevelopment of the O2 centre is more sustainable than refurbishing the building. To do this they will need to submit a whole life carbon assessment'. The embodied carbon as energy consumed in manufacturing, delivering and installing the materials to build, and fit-out these buildings over a planned 15-year construction and their disposal at end of life as well as operational carbon associated with electricity, gas and other fuels used for heating, cooling, ventilation, lighting, hot water, and other electrical equipment must be accounted for. Construction also has a significant and negative impact on local air quality and potentially public health if it is not carefully managed. Construction activity is responsible for 4% of NO2 emissions, 24% of PM10 emissions and 9% of PM2.5 emissions in Camden.

Increases Pressure on Infrastructure, Utilities and Community Assets Where is the significant and long overdue increase in medical resources in West Hampstead to reflect the needs of 5000+ new users? NHS England published guidance in February 2018, requiring extended access to GP services, including at evenings and weekends, for 100% of the population by 1 October 2018. Access to basic health and dental care for local residents has diminished not increased.

The area will face more overcrowded pavements, roads, transport and the loss of all the amenity of the O2 centre, including a large supermarket with 550 parking spaces – none of which can be effectively replicated in this scheme. Without any parking, no large format store to replace the current Sainsbury's can be viable.

Impact on Conservation Areas and Heritage Assets The O2 site is bordered by five conservation areas:

- South Hampstead
- West End Green
- Fitzjohns/Netherhall
- Redington/Frogna
- Belsize

In point 3.2.2 of the FG&WH Neighbourhood Plan it states: 'The height of new buildings shall have regard to conservation and respect the proportion, scale, massing and rooflines of existing buildings in their vicinity and setting. In all development there shall be a clear presumption in favour of preserving the distinct character and appearance of the Area, as well as the views across it.'

In observations, posted on the O2 planning application, Historic England comments: 'The buildings on the site are substantially greater than that found within the conservation areas and would appear in some views from within them and out of them. The volume and scale of the development means that there is a harmful impact to designated heritage assets through development within their setting.'

The O2 site is surrounded by 29 listed buildings and 5 conservation areas. Their settings will be blighted by the intrusion of towers blocks and is contrary to National Planning Policy Framework, Planning Practice Guidance and Good Practice Advice by Historic England.

Politically motivated elimination of private transport

The scheme objective that "The impacts of car parking should be designed out" reveals a socialist utopian ambition to eliminate private transport. The intended outcome is for all 'citizens' to become wholly dependent upon state provided transport (TfL!) and have no alternative (except walking or cycling).

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Under UK net-zero plans, all Internal Combustion Engine vehicles will be banned from 2030. However, Electric Vehicles will rightly not be banned. Eliminating private transport in Camden is politically motivated and denies residents their legal rights to private transport. This will also impact Camden and London's economic and labour market flexibility and overall will reduce growth and impact employment in Camden.
