

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Jane Clark	23/04/2022 11:36:44	COMMNT	<p>More affordable housing</p> <p>60% affordable housing should be at low-cost social rents</p> <p>Good-quality, large, public green open space</p> <p>Step-free access to West Hampstead stations</p> <p>New leisure and medical facilities</p> <p>Height limitations</p>
2022/0528/P	Jameela Bond	22/04/2022 19:17:43	OBJ	<p>I strongly object to this proposed development. This is for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The O2 site may be identified for growth in local and regional planning policy, but these proposals go way beyond what can be considered to be reasonable "growth". Instead, what is proposed amounts to high-rise, high-density housing in an area which does not have the critical infrastructure to support it.</li> <li>2. The introduction of another c.1800 homes is entirely unsustainable in what is essentially a small area of North London. The tube is already at full capacity in the mornings (both at West Hampstead for the Jubilee line, and at Finchley Road for the Metropolitan line) and cannot cope with another major influx of people. This principle applies to other local infrastructure too. For example, it is already very difficult to find a local GP or dentist and the introduction of so many new homes will put further pressure on these services.</li> <li>3. Linked to the above, West Hampstead has already seen the very recent completion of 6 tower blocks in the new "West Hampstead Square" development, opposite the tube, and further development is currently underway at the old Travis Perkins site opposite the Thameslink station. The prospect of yet another major building scheme in such close proximity is grossly disproportionate and unjustified.</li> <li>4. Building yet more high-rise flats in the area will also fundamentally alter the look and feel of West Hampstead. Part of the appeal for many people in living here is the "village" feel of the area, and the beautiful period buildings. The nature and extent of the proposed scheme - with, as I understand it, 16 different tower blocks - is not compatible with the existing character of the area. Building these new blocks in "sympathetic" materials, as has been suggested, will not compensate for the erosion of this character nor be as attractive as the period buildings already here. This is a low-rise, period property location, part of which forms a Conservation Area.</li> <li>5. In addition, only 35% of the outlined new homes are said to be affordable. By definition, that leaves 65% of homes which will be unaffordable. West Hampstead has already had a disproportionate influx of new-build, expensive homes and there is no justification for imposing more on the local community.</li> </ol> <p>As should be clear from the comments to this application, these sentiments are shared by very many residents in West Hampstead. It is notable that the only comments supporting this application are from businesses with a financial stake or interest in the development.</p> <p>It is not often that Camden Council listens to the views of its residents. This is a crucial opportunity for it to do so.</p>

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2022/0528/P	Gerard Mullins	23/04/2022 20:28:55	OBJ	What is the plan to cope with 5000 plus new residents in the area. How will local transport cope with this. Also how will local roads cope with the extra cars that will create more traffic within the area
2022/0528/P	Gerard Mullins	23/04/2022 20:29:01	OBJ	What is the plan to cope with 5000 plus new residents in the area. How will local transport cope with this. Also how will local roads cope with the extra cars that will create more traffic within the area
2022/0528/P	Richardson	23/04/2022 12:35:38	COMMNT	I would still like to have a big supermarket within walking distance as sainsburys is now and eating places that are not too expensive.blocks that are not too high with affordable housing. I know housing is needed but West Hampstead seems to have had a lot built we need other facilities as well
2022/0528/P	Jane Clark	23/04/2022 11:36:42	COMMNT	More affordable housing 60% affordable housing should be at low-cost social rents Good-quality, large, public green open space Step-free access to West Hampstead stations New leisure and medical facilities Height limitations