

TULIP SIDDIQ MP



HOUSE OF COMMONS  
LONDON  
SW1A 0AA

David Fowler  
Regeneration & Planning  
London Borough of Camden  
Judd Street  
London  
WC1H 9JE

April 2022

**Re: The O2 Centre Planning Application - 2022/0528/P**

Dear Mr Fowler,

I am writing to express my concerns with the planning application 2022/0528/P, which relates to the redevelopment of the O2 Centre site in my constituency.

I have received a lot of correspondence from my constituents over the last year in regard to this development and over hundred residents attended the public meeting I held last year to discuss the proposals. It is clear that there is great public interest in this, particularly as any redevelopment of the O2 Centre site will have a significant impact on the area for many years to come.

I have repeatedly raised my constituents' concerns about this with Landsec and I previously made a submission to the Council's consultation on the draft planning guidance for the site where I mentioned key issues around green space, building height and affordable housing. My constituents have continued to share their concerns with me and I will outline those that have been relayed to me in further detail below.

**Building height**

- A number of my constituents have expressed concerns that the planning application proposes building heights of up to 15 storeys in what is currently a low-rise neighbourhood.
- There are also concerns that this will cause overshadowing for the surrounding properties and impact residents' right to light.

**Conservation areas**

- The development is located between several conservation areas that are traditionally characterised by low rise, red-brick terrace and mansion blocks. Many of my constituents are concerned that the plans for the O2 Centre site do not reflect the character of the local area.

Member of Parliament for Hampstead and Kilburn

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#### **Density**

- My constituents are worried about the impact the development will have on local services and that current local infrastructure may be overwhelmed by thousands of new residents.
- They highlight the fact that there is already a strain on local transport networks and essential services like GP surgeries and the police.
- They have said the new development must include the provision of new health facilities and improved access at local stations in order to mitigate the impact this development will have on the local transport network, health services, and other local infrastructure.

#### **Green space**

- Many of my constituents have raised concerns about the lack of green space in the proposals and have highlighted the need for more of this given the lack of it in the local area.
- There are also concerns that only 50% of the areas dedicated to green spaces will be open to the wider community.

#### **Affordable supermarket**

- Concerns have also been raised with me about the loss of the Sainsbury's supermarket that is situated on the current O2 Centre site.
- Many of my constituents rely on the Sainsbury's to do their weekly shop as it is a large, affordable shop and they are concerned that this may be replaced by a smaller, more expensive chain.
- They have also highlighted the significance of the carpark, which allows particularly the elderly and those with young children to do a large food shop.

#### **Affordable housing**

- With just 35% affordable homes in each phase, residents are concerned that the new properties will be bought by wealthy, overseas investors.
- My constituents have expressed their desire for the new homes to be inhabited by locals and are concerned that the proposed division of the affordable housing, with 60% low-cost rent and 40% intermediate rent, will mean that the new homes will be unaffordable for many local residents.

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**Local amenities**

- Many of my constituents are also concerned about the closure of the O2 Centre as it currently contains a range of amenities that are not otherwise found in the local area, such as a gym with a pool, a cinema and a DIY shop.
- My constituents have highlighted how important it is that these amenities are retained in the new development, so they do not have to travel further to access the same amenities or do without them altogether.

I am very concerned that the current proposals do not have the support of the local community and that there are no binding guarantees from the developers to deliver the benefits and facilities that the community need. In order to support this development, I would need solid reassurances from Landsec that they are committed to providing the following:

- Local station access improvements, including step-free access at West Hampstead underground station;
- Adequate provision of affordable housing;
- Adequate provision of green space that is accessible to the wider community;
- A new GP surgery;
- Retention of the facilities that are currently in the O2 Centre including a large, affordable supermarket;
- Reassurances that concerns around building height will be addressed.

Whilst the development will not directly impact me as I do not live in the immediate vicinity of the site, I share the concerns of my constituents and the proposals in their current form do not fill me with confidence that the community is getting the best deal from this redevelopment at present. I hope that the concerns of myself and my constituents that have been set out in this letter can be addressed before planning permission is granted.

Yours sincerely,



Tulip Siddiq MP  
Member of Parliament for Hampstead and Kilburn

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