

**From:**  
**Sent:** 27 July 2022 19:19  
**To:** David Fowler; Planning  
**Subject:** O2 Redevelopment, Finchley Road

Dear David,

Although the St John's Wood Conservation Area is not immediately adjacent to the O2 development site, we are close enough to have significant concerns about this development. We strongly support many of the objections raised by the Confederation of Local Community Groups in the following document, which we understand has been sent to you recently.

[http://www.southhampstead.info/uploads/1/3/7/5/137534388/o2\\_centre\\_-\\_representations\\_on\\_behalf\\_of\\_the\\_confederation\\_of\\_local\\_community\\_groups\\_final.pdf](http://www.southhampstead.info/uploads/1/3/7/5/137534388/o2_centre_-_representations_on_behalf_of_the_confederation_of_local_community_groups_final.pdf)

Although the St John's Wood Society has made previous representations to Camden council online about the redevelopment of the O2 site, we request that it is formally noted that we support the general objections raised within the Local Community Group's document, in particular:

- This application will have a significant negative effect beyond the immediate locality. It sets unacceptable scale, massing and urban design precedents for the adjoining and nearby Conservation Areas by proposing towers which are excessively high and overly close together. This will result in an unprecedented density for the area'
- We query the sustainability of the proposed development.
- We object to the lack of sufficient green space within the development
- We object to the demolition of the existing buildings and the impact this will have on climate change from the resulting CO2 emissions.
- We object to the loss of the existing easily accessible O2 centre which is a highly valued and popular local amenity for St John's Wood residents.

Best wishes,

Christine Cowdray  
Planning Chairman  
St John's Wood Society  
  
THE  
ST JOHN'S WOOD  
SOCIETY