



Clr Sharon Hardwick
Crowndale Centre
218 Eversholt Street
London
NW1 1BD
5 August 2022

Dear Mr Fowler,

RE: O2 Centre Planning application

I am writing to express my concern with the planning application 2022/05208/P which relates to the O2 site on Finchley Road, NW3 6LU.

I have concerns both as a local resident of 20 years standing and as a West Hampstead councillor on behalf of local residents who have raised significant concerns about the proposed Landsec O2 Centre development. It is an area that has the potential to positively contribute new housing and amenities however I am concerned about the plans as they currently stand.

There are currently 7,000 families on the council's housing waiting list. First, and most importantly, we urge you to push the developers, Landsec, on affordable housing provision, particularly family-sized three-bedroomed housing. The council must push hard for 50% affordable housing aligned with Camden Council's policy. Of this, 60% should be at low-cost social rents in line with council policy. These homes should be offered in the first instance to local people.

Residents are also concerned about communal green space and therefore I would like to emphasise that we must push for quality, large public green areas and open space and not just green corridors that

Another concern locally is the like for like replacement of a large, affordable supermarket in place of the large, affordable Sainsbury's that is currently on the site.

The local infrastructure is going to have to adapt to the increased population that will be housed on this site, therefore other amenities we demand commitment from Landsec to include are; step-free access at West Hampstead Tube; a new medical centre; and community and leisure facilities to benefit the whole community - current and new residents. This should be planned into Phase 1 of the plan.

Residents are deeply concerned about height and this must be responded to. The local area is predominantly low rise Victorian and Edwardian buildings as detailed in the Historic England observations. I would ask Landsec and Camden Council to work closely with local residents, understand the strong feelings locally and ensure they are listened to as the process continues.

As we are in the midst of a huge cost of living and fuel crisis, I also urge you to ensure that all insulation is a high-performance insulation system that is energy efficient across all the properties mitigating climate change effects and allowing new residents in all levels of the development to benefit from lower heating and lighting costs.

In summary, I share the concerns of local residents as this development is in my ward. I want to be assured that our community is going to get the best deal from this redevelopment as we will have to live with the work for 15 years or more. I hope that my concerns and those of the residents of the West Hampstead ward can be addressed before planning permission is granted.

Yours faithfully,

Cllr Sharon Hardwick
Labour Party Councillor for West Hampstead