

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Lida Walsh	22/11/2022 12:22:02	COMMNT	The hights of the buildings will obscure views from the gardens' streets. It is not clear how much green space will be there. Any provisions for additional schools, GPs, Police?
2022/0528/P	Charis	23/11/2022 21:21:02	PETITNOBJE	Losing Sainsburys, Homebase and (more recently) Aldi will be extremely detrimental to the lives of thousands of people in the community. There are no other large sized supermarkets within shopping distance.
2022/0528/P	Rob Geismar	07/11/2022 16:07:22	INT	No no no to this application . You know that it breaks about every Camden planning standard
2022/0528/P	Stephen Lipson	26/11/2022 15:41:50	OBJ	<p>This is the most ridiculous development. It will overcrowd the area with people and traffic. It will overwhelm the roads and transport system. Why is this happening? Why aren't Camden listening to the people who pay their salaries, the local community? Apart from your collecting more revenue in the long term, the only possible reason this can be happening is due to some kind of corruption.</p> <p>It seems that you (Camden) have little thought for residents. The way you deal with transport issues, planning issues, in fact just about everything, is without any care or compassion. You bludgeon your way through every thing.</p>
2022/0528/P	Ghassan Bu Chedid	26/11/2022 15:34:18	OBJ	Why is Camden Planning accommodating Landsec to submit a worse plan than the one already rejected. Is there something that the public doesn't know about which is going on?
2022/0528/P	Wakjira Feyesa	26/11/2022 15:48:30	OBJ	<p>Dear Camden,</p> <p>I fundamentally believe you are making a grave mistake in considering this application at all. I urge you to throw the proposal out. The local community does not support this project on various fronts: Sustainability, economically, safety...</p> <p>The local community understands that housing is an issue but to make such a huge sacrifice on the false idea of economic growth, 'intensification' as you call it, is dangerous and unhelpful.</p> <p>This project should not be considered at all as it's a project that has not been welcomed by members of the public who live near this area, work in this area, and use this area.</p> <p>I will be making further objections in the form of deputations at later stages so long as this proposal is on the table.</p>
2022/0528/P	Dr Ludman	27/11/2022 17:52:59	PETITNOBJE	The current plans for this site are completely unacceptable. The tremendous disruption caused by the building works will have a major detrimental effect for local people; those of us trying to live, shop, travel by car, tube or bus, on the Finchley Road, West End Lane.
2022/0528/P	Dr Ludman	27/11/2022 17:53:01	PETITNOBJE	The current plans for this site are completely unacceptable. The tremendous disruption caused by the building works will have a major detrimental effect for local people; those of us trying to live, shop, travel by car, tube or bus, on the Finchley Road, West End Lane.

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2022/0528/P	Richard Proctor	30/10/2022 17:44:23	OBJ	It's an absolute disgrace that you could even think about tearing the heart out of a community and replacing it with a skyscraper slum. I've been living in this area for 18 years and use the O2 most weekends for my shopping, restaurants, movies and home supplies. Where are all facilities to cater for these extra thousands of people. The tube stations, GPs, schools etc are already overloaded. What are you going to do about that once you've finished ripping the heart out of our neighbourhood? It's just putting profits before communities. Shame on you.
2022/0528/P	Richard Proctor	30/10/2022 17:44:27	OBJ	It's an absolute disgrace that you could even think about tearing the heart out of a community and replacing it with a skyscraper slum. I've been living in this area for 18 years and use the O2 most weekends for my shopping, restaurants, movies and home supplies. Where are all facilities to cater for these extra thousands of people. The tube stations, GPs, schools etc are already overloaded. What are you going to do about that once you've finished ripping the heart out of our neighbourhood? It's just putting profits before communities. Shame on you.
2022/0528/P	Frances Bentley	26/11/2022 16:21:47	COMMNT	The planned redevelopment of the O2 centre gives no indication of Social provisions for the influx of people to West Hampstead and Finchley Road. The greed of development seems to outweigh the needs of existing and future residents. This includes the need for green spaces, GP services and schools. Camden council once again lets down those they purport to represent. Shameful lack of good planning.
2022/0528/P	Hattie Friedman	26/11/2022 16:34:55	COMMNT	How can the local area accommodate another 5000 people? It is already very busy and the traffic is already too much at certain times of the day. Where will people do their shopping? Where will they go to school? How will the local GPS cope?
2022/0528/P	Elizabeth Davies	26/11/2022 19:38:26	INT	<p>There is already a large residential site on West End Lane that will bring new people into the area. There will therefore be less need for residential accommodation in the area and even more need for the facilities at the O2 Centre such as supermarkets, garden centre, cinema, gym, retail, parking etc.</p> <p>This proposal is unwanted and out of proportion with the area and should be rejected. The area cannot provide the increase in educational, health and transport facilities that would be required</p> <p>The high rise buildings and lack of green space fly in the face of local planning guidelines in any case</p> <p>The proposal to demolish and rebuild goes against principles of conservation that the council purports to support</p>

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2022/0528/P	Elizabeth Davies	26/11/2022 19:38:40	INT	<p>There is already a large residential site on West End Lane that will bring new people into the area. There will therefore be less need for residential accommodation in the area and even more need for the facilities at the O2 Centre such as supermarkets, garden centre, cinema, gym, retail, parking etc.</p> <p>This proposal is unwanted and out of proportion with the area and should be rejected. The area cannot provide the increase in educational, health and transport facilities that would be required</p> <p>The high rise buildings and lack of green space fly in the face of local planning guidelines in any case</p> <p>The proposal to demolish and rebuild goes against principles of conservation that the council purports to support</p>
2022/0528/P	Michael Rubens	31/10/2022 14:39:22	INT	<p>The proposed redevelopment of the O2 centre takes no account of the current local infrastructure inadequacies, which will be exacerbated when the project currently underway at the previous Travis Perkins site is completed, and further exacerbated if the O2 project goes ahead:</p> <ol style="list-style-type: none"> 1. Currently, during rush hour the pavements around the West Hampstead Stations are dangerously overcrowded. 2. The facilities in the West Hampstead underground station are currently just about adequate during rush hour, but would be inadequate if passenger numbers were to increase. 3. An increase of a few thousand new residents will need expansion of local healthcare facilities (e.g. GP surgeries), educational and childcare facilities, accessible shopping for everyday needs (especially with loss of the current local Sainsburys) and appropriate vehicular access for residents who are not independently mobile. 4. By any accepted criteria the proposed open spaces will be inadequate for the proposed increased residential population. <p>In summary, the proposed O2 site redevelopment is at best ill founded and antisocial and at worst dangerous. I have been a resident of West Hampstead for over 20 years and do not know any local person who supports this proposal. Camden Council should listen to the people it is meant to represent and not allow the project to proceed.</p>
2022/0528/P	Charles Morris	27/10/2022 15:56:37	COMNOT	<p>This development is still far too big. Too many hideous high buildings, not enough green space, not enough affordable housing and too many residents resulting for the surrounding infrastructure of transport, schools, surgeries etc. It should be opposed at all costs and Camden Council would never be forgiven for allowing it.</p>

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2022/0528/P	Donald Clark	19/11/2022 11:30:43	COMMNT	<p>There are serious problems with this proposal: the removal of the shopping centre in particular Sainsbury's will impact adversely on local people especially elderly and disabled people - substitution by a small mini market eg Tesco express or similar will not be satisfactory - there will be a great burden placed on local services - schools surgeries etc - what plans does the council have to mitigate this? West End lane is already congested and this influx will add to that? What demographic is being targeted? Families? If so what provision for green space? What extra transport arrangements are being made? When I visited the exhibition at the O2 centre earlier in the year I was unimpressed by the lack of knowledge shown by the Landsec representatives but I was even more dismayed that nobody from Camden was present. This is very poor indeed and smacks of cowardice complacency and arrogance - no good case for this proposal has been made so far to my knowledge.</p>
2022/0528/P	Joan Munro	28/10/2022 21:21:45	OBJ	<p>Landsec has revised their drainage plan. Their proposed run off rate has been reduced, but it's still 85 litres per second, three times the greenfield standard.</p> <p>Given the threat of much more extreme rainstorms in the future, the O2 development provides a key opportunity to contribute to preventing future local flooding. The sewage pipes flow from the O2 site down to South Hampstead, an area that has been badly flooded three times in less than 50 years.</p> <p>The site could accommodate a storm relief tank, possibly paid for by Thames Water, but Thames have said that they are not willing to invest funds in a scheme where developers are planning to fail to achieve the expected standard.</p>

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2022/0528/P	R Stewart	30/10/2022 14:12:26	COMMNT	<p>By getting rid of the O2 centre, locals will lose a large Sainsburys, Homebase, Vue, Virgin Active gym and pool (there is a shortage of swimming pools London wide so I suspect there is already extra pressure on Swiss Cottage Baths), Waterstones, Wagamama etc.</p> <p>I understand there will be 16 storey towers for 5000 people, seemingly in contravention of the Mayor's London Plan, with no apparent guarantees on density and green spaces and it appears little information if any on provision of extra education, transport or, very importantly, health services.</p> <p>Further Camden's own policy apparently says new builds demand a minimum of 9 square metres of green space per occupant. As currently envisaged, it appears the 57,700 site has to include 36,000-45,000 square metres of green space, leaving only 12,000 to 21,000 square metres for residential development. Will the policy requirements be met?</p> <p>There will be huge extra pressure on local commuter services and train stations. I understand there will be very few parking spaces for proposed residents to discourage them from using cars, but I strongly suspect many will still own cars and park them - illegally but are there enough police to prevent this? - in the surrounding streets. As it is, there are insufficient parking spaces for vital visitors such as district nurses, plumbers and electricians - and I don't think plumbers and electricians will want to use public transport with their heavy tools. This is bad news for the poorer in the borough (who do not have driveways) and the sick and elderly - is anyone really happy with the prospect of unattended cancer patients seriously ill or dying in the cold?</p> <p>I'm not sure all the pollution caused by knocking down the relatively recently built O2 Centre and building all these flats will exactly help climate problems, particularly bearing in mind the extensive building work already going on in West End Lane. And how much of the housing will be affordable for very important people such as key workers?</p> <p>All in all these plans in my opinion require a lot of modification.</p>

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2022/0528/P	Shirley Skeel	30/10/2022 15:11:27	OBJ	<p>Dear Camden Officers,</p> <p>I object strongly to Landsec's new and "revised" O2 proposal. As Camden New Journal pointed out the affordable housing, which is way below Camden's "rules" (but Camden seems happy to pocket money instead) has been increased by a risible four flats. The play space has been increased by 0.1%; the meeting of fire regulations is still starkly in question, and I doubt that the serious concerns by Thames water have been met...meaning our neighborhood could face more flooding and back up of sewers.</p> <p>As was pointed out in the architectural review submitted by CRASH, the plan fails ALL requirements of the Camden Local Plan, bar one. It also breaches numerous other local, regional and national plans. I do not need to name them for you.</p> <p>The same report points out that public green space is NOT 50%. Most of that is long narrow corridors between this mass of towers. The actual public green space is about 12%.</p> <p>Camden itself said that it only needs 850 flats in this area to meet its housing needs. So WHY are you even considering letting Landsec build 1,800 and WHY do we hear reports that the Camden city planner was proud to have helped "design" this new monstrosity? Who exactly does he work for??</p> <p>And if this is to meet housing needs, why are 87% of the flats only one or two bedroom. And none of them 4 bedroom, when most housing is needed by families?</p> <p>Residents are massively against this proposal and Camden officers that vote in favour of it will learn this when the next election comes along...if Camden is so foolhardy as to approve it.</p> <p>Please, please, please do not impose this monstrosity—this "human warehouse" that will flood our area with 5,000 new residents—on those who live here currently.</p> <p>ALSO: I understand Landsec has started a campaign of trying to get people to submit comments supporting its plan, with a template to use. PLEASE CHECK THAT THESE PEOPLE ARE ACTUAL RESIDENTS OF THE IMMEDIATE AREA, and reject their comments if not.</p>
2022/0528/P	H Walters	26/10/2022 00:08:36	OBJ	<p>I strongly object to the proposed development, despite the modifications of the plan. It is NOT an extension of the existing facilities. The whole development means loss of amenities for Camden residents (including old people, disabled, and families with small children). Additionally, it would lead to health hazards due to dangerous overcrowding, increased pollution, increased rubbish and increase of (already very busy) traffic around this location. The proposal should be stopped by all means and not allowed to progress any further. The Camden Council should have lives of its residents in mind when considering this dangerous proposal.</p>
2022/0528/P	Frances Bentley	26/11/2022 16:21:44	COMMNT	<p>The planned redevelopment of the O2 centre gives no indication of Social provisions for the influx of people to West Hampstead and FinchleyRoad . The greed of development seems to outweigh the needs of existing and future residents. This includes the need for green spaces. GP services and schools. Camden council once again lets down theose they purport to represent. Shameful lack of good planning.</p>

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2022/0528/P	James Tomlinson	26/10/2022 22:58:18	OBJ	<p>Hi there,</p> <p>This is really worry how there is no firm commitment from Landsec, Transport for London, or Camden Council, to do anything to improve access to West Hampstead tube station to accomodate the huge numbers of new residents and daily commuters. As West Hampstead tube is an open station, with no protection, i.e Westminster, this could lead to casualties/fatalities with overcrowding. Can you explain how you are going to ensure West Hampstead station is upgraded as part of the development plan?</p>
2022/0528/P	G Phillips	29/10/2022 22:12:45	COMMNT	<p>The most recent amendment to the masterplan is not a satisfactory improvement. There is still too little green space and the buildings are still too massive for the space with too many people for the space and for the area. The main design is still overbearing and not appropriate for this area. There is not enough affordable housing.</p>
2022/0528/P	N Chandra	28/11/2022 14:27:05	COMMNT	<p>The proposal as currently tabled does not take into account the negative impact on the local community, to wit:</p> <ul style="list-style-type: none"> - the increased population, without regard to existing, overburdened GP surgeries, schools, nurseries, and transportation infrastructure - the reduced green/open space - the loss of large supermarkets - the loss of customer parking - the loss of amenities such as the cinema, gym, and Community Centre - the loss of the big bookstore
2022/0528/P	Katie Brookes	17/11/2022 17:14:12	OBJ	<p>This feels like an unnecessary development, and a removal of a highly useful and convenient resource for the local community.</p>
2022/0528/P	Soheila	07/11/2022 14:47:00	APP	<p>New O2 plan Is complete unacceptable</p>
2022/0528/P	Dr. Ahmed Sherif	10/11/2022 16:53:21	COMMNT	<p>I completely disagree with the plan. It is dangerous for my health, mobility, shopping convenience, life span. I am sure that this would apply to many residence in my age group.</p>
2022/0528/P	Roy	09/11/2022 19:30:27	COMMNT	<p>I am strongly against this planning proposal.</p>

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2022/0528/P	David Wilson	30/10/2022 22:13:47	COMMNT	

I object to the amendments to the original planning application on two main grounds:

1. The absence from the amendments of any plans for the replacement of the O2 centre itself - the importance of it as an important local community resource, with the biggest supermarket (Sainsbury's) in the area, multi-screen cinema, inexpensive restaurants (most of which have disappeared already because of planning blight), a good bookshop etc. Combined with the proposed demolition of Homebase, a large store catering for everyday household needs and a garden centre, which could be integrated into plans for the proposed new O2 Centre. A large supermarket and Homebase require parking spaces and the plans do not provide this.

2. Camden's consultative process, which does not allow time for the local community to respond, contrary to the Council's Statutory requirement of allowing at least 21 days consultation period.

i. A key document from the developers, the Design and Access Statement, dated 16th September 2022 was not posted on the Council's planning website until 25th October, giving people 5 days to respond to a 108-page document.

ii. No notification of the Amendments has been sent to local residents. I am on a Camden Planning notification list and receive daily updates, including planning applications to streets the other side of the proposed development from where I live (just off Broadhurst Gardens): I have received notifications for applications in Crediton Hill, for example. It seems that Camden have made no effort to inform the local community about a major development that will affect the quality of their lives.

iii. There has been a flurry of responses in favour of the proposed development in the past week. But on reading these responses, it is clear that this is the result of Landsec gathering petitions outside the O2 Centre (as reported by several local community dwellers, who said that Landsec were standing at the entrance to the O2 Centre last week offering a 'petition' form with QR code which delivered a standard wording in support of the application).

For instance, there were 57 responses last Friday on the Camden Planning site supporting Landsec: many only give their first name (is a surname not required by Camden?) and come from people living nowhere near our area - Uxbridge, Barking, Peckham, Clapham, Soho, Mayfair... 19 of them use identical wording, others start with that wording and go on to give a reason, however brief! One person even left the 'Landsec' response format uncompleted - "I support the proposals because..." (which gives Landsec's game away!) What is the validity of these responses for Camden, as Camden posted them?

In addition, other local community dwellers noted advertisements from Landsec on Facebook inviting (favourable) responses to their plans.

In short, the process of Camden's consultation on this major planning application is seriously flawed. It undermines the result of any 'consultation' and the validity of the whole planning process - an essential of any democratically elected Council.

Please note that I am submitting this response giving my full name as a Camden resident living 200 metres

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2022/0528/P	Michael Rubens	31/10/2022 14:39:25	INT	<p>away from the proposed development - unlike most of the recent consultation responses.</p> <p>The proposed redevelopment of the O2 centre takes no account of the current local infrastructure inadequacies, which will be exacerbated when the project currently underway at the previous Travis Perkins site is completed, and further exacerbated if the O2 project goes ahead:</p> <ol style="list-style-type: none"> 1. Currently, during rush hour the pavements around the West Hampstead Stations are dangerously overcrowded. 2. The facilities in the West Hampstead underground station are currently just about adequate during rush hour, but would be inadequate if passenger numbers were to increase. 3. An increase of a few thousand new residents will need expansion of local healthcare facilities (e.g. GP surgeries), educational and childcare facilities, accessible shopping for everyday needs (especially with loss of the current local Sainsburys) and appropriate vehicular access for residents who are not independently mobile. 4. By any accepted criteria the proposed open spaces will be inadequate for the proposed increased residential population. <p>In summary, the proposed O2 site redevelopment is at best ill founded and antisocial and at worst dangerous. I have been a resident of West Hampstead for over 20 years and do not know any local person who supports this proposal. Camden Council should listen to the people it is meant to represent and not allow the project to proceed.</p>
2022/0528/P	ANNE Conet Nguyen-Ba	28/11/2022 14:40:36	OBJ	<p>Camden's policy says that new builds demand a minimum of 9 square metres of green space per occupant. I don't see a park or green spaces in this project and I am very concerned about seeing more towers made of concrete in our neighbourhood while we already have new developments on 156 West End Lane.</p>

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2022/0528/P	Ralitsa Kindalova	07/11/2022 18:55:17	COMMNT	<p>Hello,</p> <p>I am sorry I missed the 30th of October. This being half - term means a lot of families f=have overlooked the importance of this conversation.</p> <p>I am referring to the updated plans for O2 centre.</p> <p>When will the authorities understand that the community does not want another important hub taken away from us! The cinema, restaurants, Waterstones, cafes.... I have a small child and for years this has been the only place I have been able to entertain him when it is called outside and we have been 'locked' in our home for too long...</p> <p>The 2 tube stations, i.e. Finchley Road and West Hampstead are too small. They are already over capacity and have no way to expand. Not to mention the new development on West End Lane that will bring thousands of new inhabitants in this already overpopulated area!</p> <p>What quality of life are we expected to have ? Forced to live on top of each other ? Thousands of people occupying a small space of a few square metres... If I wanted to live in Japan I would move there !!!!!</p> <p>Something needs to be done and URGENTLY!!!</p> <p>HANDS OFF OUR O2 CENTRE!!!!</p> <p>I have been a resident of West Hampstead since 2006... this is not the way I wish to see my area change! STOP offering these re-development plans!!!</p> <p>Ralitsa Kindalova</p>
2022/0528/P	Nial Fernando	16/11/2022 09:30:09	COMMNT	<p>O2 Supermarket:</p> <p>There are reports that without a car park Sainsbury's have indicated that they will shut down the large supermarket that serves the community well. Anyone that requires a large weekly family shop will then have to go to the large Tesco at Brent Cross- we will then be travelling even longer car journey. Over the coming years Electric cars will become the norm and therefore it would be prudent to design a car park at the O2 that can be pre- booked for time limited period. With modern technology this not beyond the wit of man!</p> <p>Scale:</p> <p>If the new proposal includes a 16 storey tower, it is not in keeping with the surrounding area and should be rejected.</p> <p>Transport Impact:</p> <p>Money needs to be allocated by the developer to better integrate West Hampstead transport hub to cater for the massive rise in residents in the area. As it is pedestrians are spilling over to the road and it will be a matter of time before we have a fatal accident.</p>

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2022/0528/P	Jennifer Schelin	18/11/2022 21:24:30	PETITNOBJ E	<p>I recognise the need for more affordable housing in London, but this cannot come without an increase in resources for an ever growing community - schools, public transport, GP Surgeries, retail resources, NHS dentist availability, parking provision, police presence, rubbish & recycling collections, lorries blocking streets with absolutely no consequence - the list is endless. Currently this development is to the detriment of current residents.</p> <p>I object totally to this development without any information as to how the community is also being transformed to support the vast increase in the population.</p> <p>I would wholeheartedly support the initiative if it was with a proportional investment by Landsec to the community resources.</p>
2022/0528/P	Michele Castle	19/11/2022 12:02:25	COMMNT	<p>It would be a huge mistake to tear down O2 centre and to lose all our amenities in order to build 1800 flats for 5000 people in a 16 storey tower. This will add huge need for new schools GPS child care. Extra pressure will be put on Finchley Rd and West Hampstead tube stations.</p> <p>Michele Castle (Mrs)</p>
2022/0528/P	Zoe Botting	20/11/2022 13:35:19	COMMNT	<p>I am a member of the South Hampsted community and I believe that we should not tear down the O2 centre and replace it with the 16 storey apartments. I am not happy with the current plans and I think we all have a say. I object. The O2 centre is a place for supermarkets and other shops, therefore we should not destroy it as the shops will have to find other places to work and people will lose their jobs.</p>
2022/0528/P	Arseniy	20/11/2022 11:20:28	OBJ	<p>We are deeply concerned about the plans for O2 redevelopment.</p> <p>Bringing thousands of new tenants will inevitably overcrowd the residential area that is already at capacity. The tube station along with shops and roads will become completely unusable, and the once calm residential area will drown in the sea of people. Additionally, the noise pollution caused by lengthy construction will be a big concern for anyone in proximity.</p> <p>Please reconsider, this will not be a good thing for anyone who lives or will live in the area.</p>
2022/0528/P	A Gardner	18/11/2022 13:36:21	OBJ	<p>The O2 Centre, with its shopping facilities and car park, is a key part of our local infrastructure. For people with disabilities who require easily accessible facilities, it is especially important, with Sainsbury's offering a wide choice of goods and plenty of room for customers with walking aids or wheelchairs. HomeBase and the Vue Cinema, too, offer people an opportunity to shop/take part in leisure activities independently, with parking in the immediate vicinity.</p> <p>To lose the O2 Centre would be a great loss for the neighbourhood and would have a very detrimental impact on a significant number of local residents.</p>

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2022/0528/P	Hephzibah	27/11/2022 13:10:47	OBJ	This new development is a complete disaster for our neighbourhood, rendering it a commuter belt rather than contributing to the fabric of the community. I'm sure people have said, what about all the extra cars and parking? The overload on Finchley Road station? The lack of adequate schools necessitating further commuting; the traffic snarl ups not just during the development but after and ongoing: the noise and pollution during development. Having just had the other side of the O2 - the West End Lane development increased with even more housing, traffic jams, noise, pollution and more I cannot see any benefit whatsoever to our community. From a village to a commuter-hub this is HORRIFIC!. Why has this development been green-lighted going against Camden's environmental policy? Why have a policy at all if Camden is prepared to sell out, sell their people down the river to fund debts and other liabilities? NO! NO! NO! Why are you knowingly creating antipathy and badwill towards the council? Do I need to go on? 100% against.
2022/0528/P	Bohumil Pinces	26/11/2022 19:49:25	PETITNOBJ E	I live in this area for many years and it is a very busy area. Adding even more people and removing shops, cinema. How will this development improve the quality of life for residents? I know it is bussiness for you but have some responsibility and think of people living here!!
2022/0528/P	G A Sullivan	28/11/2022 11:09:20	OBJ	Landsec's development plans appear to breach the London Plan. A tower 13 storeys tall will adversely affect the character of West Hampstead. The loss of the current facilities, Supermarkets, cinema, book shop, DIY store will be detrimental to the existing residents. It is almost impossible to get a Doctors appointment now - how will health services cope with 5,000 more people? Where will children be educated? There does not appear to be sufficient green space provided. And how will local transport services cope with the additional population. I respect the need to regenerate the area and that additional homes would be welcome - but this scheme is too big for the neighbourhood.
2022/0528/P	Paul Landry	25/10/2022 18:56:14	PETITNOBJ E	Please do NOT go ahead with this development. This would cause major overpopulation in a small area, not to mention complete ruination of quality of life. Don't do it!
2022/0528/P	Alison Parry-wingfield	28/10/2022 13:48:39	OBJ	I object to this proposal. The facilities - shops, medical, transport etc are already very stretched for the number of people in the area. I understand the plans still fall far short of national standards for green open space The local area needs to retain a large supermarket with a car park for people who are less mobile. The need for the provision of plenty of parking at a supermarket in the local area has become even more important since the Morrisons at Camden was closed and replaced by housing.
2022/0528/P	James Edholm	28/10/2022 16:12:48	PETITNSUP P	I would like to support this application. This area is extremely short of housing, and has excellent transport links. A great place to build homes!

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2022/0528/P	Rory Miller	29/10/2022 22:51:52	OBJ	<p>This development represents another episode in the broader trajectory towards removing all character and identity to local communities. Not only is the O2 centre a great source of employment for those working there, it also adds character to the busy road, and is popular with all.</p> <p>All this is doing is removing character and identity. It's a terrible idea opposed by the majority of the people affected. Shame on you.</p>
2022/0528/P	Dilip Mehta	28/11/2022 19:54:46	COMMNT	<p>Are new schools planned? How are local surgeries cope? What about shopping for elderly when shops demolished?</p>
2022/0528/P	Dilip Mehta	28/11/2022 19:54:50	COMMNT	<p>Are new schools planned? How are local surgeries cope? What about shopping for elderly when shops demolished?</p>
2022/0528/P	Savannah	29/10/2022 11:16:20	COMMNT	<p>This will overcrowd and remove amenities and spaces people use and love. There are thousands of overpriced flats in the city already and this new building will just add to the already too expensive housing market. The building is just wholly unnecessary</p>
2022/0528/P	Alisa Zotimova	31/10/2022 23:05:56	OBJ	<p>I continue to be against this development as it comes across as a huge further strain on the area, infrastructure, transport and way of life in the neighbourhood. Not against adding some residential on that site, but far far less than proposed. Go play in Brent Cross or find another brown field site that could benefit from this scheme but could also handle it.</p>
2022/0528/P	Shade Adekoya	26/11/2022 21:33:39	COMMNT	<p>The proposed development has not been thoroughly thought through in terms of pressures on GP, transport, schools. It will be too densely populated and will spoil the character of the area with the 16 storey blocks.</p>
2022/0528/P	Nishat Lakha	07/11/2022 18:43:11	OBJ	<p>This is a ridiculous proposal, that does not address where all these new residents will go to school, attend a GP practice, shop, park, travel. We would be losing a valuable centre that brings together the community and provides multiple services. Having a 16 storey crowded residential block will only put further strain on the infrastructure of West Hampstead. This has not been thought through and the planning is poor.</p>
2022/0528/P	See Len Jennifer Lau	12/11/2022 12:49:42	COMMNT	<p>Please keep the O2, keep the local community happy!</p>
2022/0528/P	Gholam Bakhtiar	27/11/2022 15:49:07	COMMNT	<p>Having lived in the area since childhood, I find the plan to demolish the O2 Centre in order to build residential towers beyond comprehension. Though the commercial aspects may make sense, everything else about the project is truly bewildering. The area currently suffers from traffic congestion, immense pressure on the travel infrastructure, healthcare, policing and schooling. The area has a shortage of GP surgeries, schools and most importantly, the Royal Free Trust can barely keep up with the current influx of patients, the last thing the whole area needs is more people to add more pressure and break the system, cause more pollution, congestion on roads and public transport and potentially cause the already strained medical system to break. You need to look at the holistic situation and make a decision based on that, not on commercial aspects only.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Hannah Rich	29/10/2022 12:05:23	OBJ	This development is too high, a lower rise scheme with a larger footprint would be far more appropriate for this neighbourhood. Smaller pockets of usable green space and greening of walls and roof areas (new Urbanism) would be preferable to larger hard landscaped areas. In addition the public transport infrastructure is already stretched. A new cycle superhighway should be mandated to accommodate for the extra pressure on existing infrastructure. New schools and doctors facilities will also be required to accommodate the increased population. The buildings should be constructed using sustainable materials such as cross laminated timber and EAF steel. Open spaces need to maximise biodiversity (I.e >20% net gain) (and be maintained in the long term) and space for a relatively low cost, large supermarket should be reprovided so that residents aren't forced to solely use expensive local shops or shop online. The S106 should equate to at least 3% of gross development value and should be used for infrastructure upgrades (as outlined above). This should be demonstrated through an open book appraisal process with the council. The affordable housing should be maximised by using a range of different tenure.
2022/0528/P	P Burton	29/10/2022 17:15:17	OBJ	<p>This proposed development</p> <ul style="list-style-type: none"> - is totally out of character with the surrounding neighbourhood. - is going to make the area extremely over populated area - will provoke extreme overcrowding - is going to lead to problems with noise, traffic and overcrowded buses and commuter trains <p>Can you please explain</p> <ul style="list-style-type: none"> - how this will affect residents of Broadhurst Gardens NW6 who look on to the site. - how will the comments from the public be addressed? - how will objections from local communities be addressed?
2022/0528/P	Anita Winkler	07/11/2022 17:15:50	APP	<p>O2 Redevelopment</p> <p>To me it is sheer madness to demolish a perfectly good building, which is less than 25 years old, and has all the facilities a development of this magnitude needs. In all the surveys I have completed I have stated that we cannot lose Sainsbury (why not build an underground car park). It is the best supermarket for miles around. During lockdown it was the one go to place which offers everything from A-Z, it has a better toiletries selection than Boots and the best pet food selection. With so many new houses being built the occupants will need a decent supermarket close by. Little shops, like in West Hampstead, offer an inadequate selection and Little Waitrose and M&S are heavily overpriced.</p> <p>Of course I am not happy with many other aspects of the entire redevelopment but know full well that a lot more housing is needed. (Please do not forget an urgent upgrade of West Hampstead tube station!)</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Mrs Reidy	01/11/2022 11:44:52	COMMNT	<p>The existing local infrastructure and amenities would not be able to cope with 5000 new residents. The local trains and buses are already operating at capacity. The GP surgeries and schools are already oversubscribed.</p> <p>Tower blocks are completely unacceptable and would be a blot on the landscape, marring the viewpoint and blocking the sunlight for miles around and in absolute juxtaposition to the surrounding architecture. This application for tower blocks is in violation of the Mayor's London Plan.</p> <p>There is not enough green space and parking facilities for the residents. This contravenes Camden's building policy on new build developments.</p> <p>The supermarkets need to remain otherwise there will be insufficient access to grocery provision for the entire area. The retail and community outlets should remain as they provide essential services to the local community.</p> <p>The development proposals require an entire overhaul as they are completely unacceptable as they currently stand. A development of 1800 flats is far too large a proposal to foist on the local neighbourhood.</p>
2022/0528/P	Imogen Smith-Evans	01/11/2022 18:00:02	COMMNT	<p>The reason I have JUST moved into my flat in West Hampstead is due to the local amenities the area provides. The O2 centre is within walking distance to my flat and myself and my partner utilise it on a DAILY basis, by shopping at the large Sainsburys and using the Virgin Active swimming pool - the only decent pool in the area. To lose this benefit for the purpose of a development that will only further crowd the community will be a great loss and will impact the living standards of those in the local area who rely on the O2 centre. As a resident of West Hampstead, who pays a fortune to Camden Council via high council tax rates, I am strongly against this proposal and urge Camden Council to consider putting the needs of the community it's already supposed to serve ahead of capitalising on yet another building development.</p>
2022/0528/P	ian mankin	26/11/2022 18:17:31	COMMNT	<p>I feel that there is colossal overdevelopment in the Camden area. Examples Swiss Cottage creeps along year after year Travis Perkins site is no better.</p> <p>if the O2 goes ahead there will be chaos over now 18 years originally it was stated at 15 years. Every service such as surgeries schools shops train stations will be severely strained</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	G H Mansouri	02/11/2022 11:09:36	OBJ	<p>The new plans still include a huge amount of new builds and very little green space in relative terms. The dense concentration of new builds will create a heat island effect and have an adverse health impact on current residents, especially older residents - the green space currently planned is not going to reduce this impact.</p> <p>There needs to be more provisions for green space and facilities for residents to manage this heat island impact. More specific details on exact percentage of area earmarked for green areas not just for new buildings but for wider community and existing residents is needed before any permissions are given.</p> <p>No details on how the new builds and green space meet existing policy requirements in having a minimum amount of green space have been provided.</p> <p>We have not been provided with any details on how the height of proposed buildings will impact the natural sunlight that current properties will receive throughout the year, i.e. in all four seasons. Camden council should ask developers to provide this assessment to residents of all surrounding areas before permissions are granted so residents can take informed decisions and provide views to Camden council.</p> <p>Also no details have been provided on whether the number of floors proposed for the new buildings is in compliance with the Mayor's London Plan.</p> <p>No specific details provided on the capacity that new schools, GPs and child care facilities will have to accommodate new residents. Without such details Camden council risk creating additional pressures on existing facilities and adversely impact current residents. More details in this are needed before permissions are granted to developers.</p> <p>There is also no answer on how transport networks, especially tube and buses, will cope with 5,000 new residents. Lifts and escalators are not going to solve the problem of crowded trains, tubes and buses during rush hours. There is an increasing trend towards working from office - people working from home in the immediate post pandemic periods have all started working from office for 2 or 3 days a week and the trend can continue to increase.</p> <p>Also going by cleanliness standards of existing streets (litter spread on streets, dumping etc) Camden council is not going to be able to cope with the influx of 5,000 new residents created by this development. I regularly have to report dumping issues on clean street app as Camden council is currently incapable of enforcing rules and making sure current residents follow the rules. So more details on how Camden council and developers will enforce the cleanliness of the new build areas is needed.</p> <p>Overall a lot more information is needed before permissions are granted otherwise Camden council risk impacting health of surrounding residents and adversely impacting current infrastructure and facilities for existing residents.</p> <p>Also information on the planning was not easily accessible on Camden council website - which is shocking as shows lack of genuine desire to engage with current community by developers and Camden council</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Evgenia Chernysheva	25/11/2022 14:28:38	COMMNT	This is the most awful idea to build a huge multistorey thing at the important area with our local shops, parking and entertainment. The local residents will lose all of these important amenities. Ridiculous! I understand that someone wants to earn a lot of money on this! We must prevent this to happen! What about building additional schools and GP surgeries, hospital? What about our tube stations overloaded? Imagine living in this development between two active systems of railway tracks
2022/0528/P	Phi Gould	24/11/2022 14:48:31	COMMNT	The new plan from Lansec is totally unacceptable. It is not providing the necessary green space or facilities that they promised. This area is already over congested and the local services provided by Camden like doctors, dentists, transport and schools is already strained and can't cope. The crime rate in this area has soared, particularly around Waitrose and the policing is just not adequate to keep the current residents in this area safe. Adding another 5000 people into this small area will exacerbate the situation. All will be losers except Camden council who will just keep on putting up the charges and rates for a poor service. This development needs to be seriously scaled down by half and the green spaces and facilities added back in, especially parking for shopping.
2022/0528/P	Graeme	19/11/2022 14:21:59	COMMNT	In principle it's great to have more housing, but the lack of detail around how this development will address the added strain on local resources? There's already myriad issues in the area and this will exacerbate them. Furthermore, surely a complete demolition and rebuild is the least desirable plan from an environment and sustainability perspective. The plan should be revisited with a mind to reuse or alterations to what is already in situ. Anything less is a complete disregard of Camden Council's environmental pledges.
2022/0528/P	Laura	20/11/2022 11:22:47	OBJ	The plan is far too tall and dense, not matching the nature of the area. The infrastructure of the area is inadequate to support such a plan.
2022/0528/P	SM	30/10/2022 22:48:27	OBJ	Concerns: <ul style="list-style-type: none"> - The additional pressure on the Royal Free Hospital without plans to secure additional capacity / funding to meet the increased demand that would result. - Lack of planning to secure sufficient policing to meet the demand that will be created by additional residents. - Tower blocks that will disrupt the skyline around West and South Hampstead. - The loss of highly-valued large stores: Sainsbury's and Homebase, both of which offer good value to local residents who are experiencing (and will likely continue to experience) a cost-of-living crisis. - The lack of planning to allow for sufficient parking (if any) for Sainsbury's supermarket users (apart from possibly Blue Badge holders). - Surge of new residents that will be using an already busy network of underground/overground/ThamesLink stations. <p>I am certain that my concerns above have already been raised by numerous residents in the area during consultation. Unless solutions are devised that are deemed satisfactory by residents (rather than the Council alone), I believe that this project should not be approved.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	robert stannard	20/11/2022 19:37:40	OBJ	<p>I cannot support the proposed development.</p> <p>1/ I am afraid its an over-development and will introduce more than 7,000 more people into the area which will</p> <p>a) overwhelm existing infrastructure of roads, rail, and pavements! and also</p> <p>b) services such as schools and medical services.</p> <p>2/ The proposed towers, being 16 storeys high, will not be in keeping with the surrounding architecture and may degrade the visual appeal of the area.</p> <p>3/ There will be a loss of leisure and shopping amenities - cinema, supermarket, gym, restaurants and DIY/Garden centre.</p> <p>Given all of the above it would represent a degradation in the quality of life in the area for the existing residents.</p>
2022/0528/P	Jacky Schloss	07/11/2022 11:28:18	COMMNT	<p>The O2 is an important venue for a lot of people living in the area giving them a place to shop and meet up to eat and keep fit. Changing this to flats is a big waste.</p> <p>The area is already overcrowded with new flats which means there are too many people already living in a relatively small space. We want to keep the O2 as it is. I would hate to see it go.</p>
2022/0528/P	Danica Damljanovic	16/11/2022 10:35:19	APP	<p>This should not be allowed. Where are we going to shop? Where are kids going to go to school? Has anyone done any real calculations here on the impact of such a terrible project? The area is already overbuilt and if we allow this, it's going to be impossible to get the basics like food shopping right! Please don't let this ruin our neighbourhood.</p>
2022/0528/P	Pauline Cheeseman	26/10/2022 09:26:43	OBJ	<p>Still too high, too large, and too dense. Greedy development!</p> <p>The area cannot cope with such an increase in population.</p> <p>Why should existing residents be plagued with overshadowing structures, that will blight the landscape as does Ellerton on Mill Lane!</p> <p>There are seemingly no plans to modernise West Hampstead tube station, or put in much needed lifts.</p> <p>The sad thing is that rather than housing local families and key workers, these properties will probably be bought by foreign investors or let out at extortionate rents.</p>
2022/0528/P	Will Ottley	15/11/2022 09:36:18	COMMNT	<p>I am very concerned about over development at this site. I don't think the local schools can cope. It's already very hard to get into a good school. I am concerned about pressure on doctor's surgeries. I'm concerned about a large influx of people that could change the village character of the area.</p> <p>I am concerned about the loss of Homebase, Sainsbury's, and parking for groceries,</p> <p>I think the development is unsympathetic to the character of the area, overly high and overly dense. It should be refused.</p>
2022/0528/P	Sandra Crewe	28/10/2022 12:41:58	OBJ	<p>I object to the density and layout of the proposed scheme and its environmental impact which falls far short of national standards.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Brian Kaplan	25/11/2022 12:55:57	COMMNT	<p>I have had so many enjoyable moments at the O2 Centre. Not only does it have supermarkets and restaurants, mini providing food at cheaper prices by an excellent garden centre and one of the best cinema complexes in London</p> <p>I really hope that you keep this place for the people of the area</p>
2022/0528/P	Ulla Thiessen	30/10/2022 12:38:58	OBJ	<p>Vast overdevelopment! Blocks must be no more than 8 storeys high and have much bigger gaps between them. Not enough open space on site. Must be reduced by half!</p>
2022/0528/P	R. Green	25/10/2022 15:17:00	AMEND	<p>Over development. Far too many flats and too high.</p>
2022/0528/P	Brian Kaplan	25/11/2022 12:55:59	COMMNT	<p>I have had so many enjoyable moments at the O2 Centre. Not only does it have supermarkets and restaurants, mini providing food at cheaper prices by an excellent garden centre and one of the best cinema complexes in London</p> <p>I really hope that you keep this place for the people of the area</p>
2022/0528/P	Brian Kaplan	25/11/2022 12:56:01	COMMNT	<p>I have had so many enjoyable moments at the O2 Centre. Not only does it have supermarkets and restaurants, mini providing food at cheaper prices by an excellent garden centre and one of the best cinema complexes in London</p> <p>I really hope that you keep this place for the people of the area</p>
2022/0528/P	Jeremy Davies	26/11/2022 16:45:09	OBJ	<p>There are no 14-15 storey buildings in the vicinity. West Hampstead and Finchley Road are low rise areas. The footprint of the site is plenty big enough it does not need to ruin the character and skyline. Placign the tallest buildings behind the tube station on West End Lane and at Finchley Road rather than ion the natural dip also seems crazy. 14 storeys will dominate West End Lane and roughly twice the height of any other building on the road.</p> <p>Secondly, the transport infrastructure in West Hampstead is already heaving. The bus stops crowd the pavements. The tube station is regularly overcrowded. Crowds of people weaving through the moving cars as they cross from the overground and Thameslink to the underground station. This needs a hue upgrade and I may be missing something but I couldn't see anything there where the developer is taking on this upgrade work. 1,800 homes at 2.5 people per home is 4,500 people and certainly 3,500-4,000 people using the transport network. With all the other development going on in West Hampstead I just cannot see how this development wont push things too far in terms of volume of people going in through a tiny entrance to a victorian station 130+ years old. Seems mad.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Danielle	28/10/2022 16:26:33	OBJ	<p>I do not support the development of the site in this form, or the removal of amenities used by a wide-reaching community, for a too-dense quota of housing with very limited affordable housing, which the area needs.</p> <p>Maintaining the current needs of the community with a decent sized supermarket with car park, leisure amenities as well as a few homes would be a much more balanced development of the site.</p> <p>The potential strain such an increase of the local population would have on local resources like transport, GP's and dentists is also a big concern which still hasn't been fully addressed.</p>
2022/0528/P	Andrew L	30/10/2022 15:35:51	OBJ	<p>I strongly oppose this amended application. The proposed development is still far too tall and dense for the surrounding area. The proposal fails to properly take account of the surrounding area - both design aesthetics and local infrastructure capacity to support the large number of residents and visitors.</p> <p>The developers have only made a tokenistic response to prior community feedback with their amended application. This latest planning application must be rejected and the developers told clearly to significantly reduce the height and density of the development.</p>
2022/0528/P	Julia marcuson	31/10/2022 20:07:21	APP	<p>Very unhappy about dense housing plans with limited outdoor dice and lack of infrastructure to provide medical care and schools for new residents. Also concerned about the removal of large sainsburys and local cinema and shops for residents in West Hampstead and Finchley Road. Current tube services are very crowded during rush hour currently before 5000 new residents move in. Please reconsider your plans to include more green space, better infrastructure for new residents and new leisure facilities for all local residents.</p>
2022/0528/P	Lee	26/11/2022 23:08:21	APP	<p>I don't want this development to go ahead and have many concerns about this development. How will the area cope with the additional 5000 people? Public transport, GP, roads, schools, childcare. With the removal of retail amenities how will all the residents new and old shop? Where the addition of 9 square metres of green space per occupant? How are you going to meet the policy requirements and build all these flats?</p>
2022/0528/P	Lee	26/11/2022 23:08:36	APP	<p>I don't want this development to go ahead and have many concerns about this development. How will the area cope with the additional 5000 people? Public transport, GP, roads, schools, childcare. With the removal of retail amenities how will all the residents new and old shop? Where the addition of 9 square metres of green space per occupant? How are you going to meet the policy requirements and build all these flats?</p>

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2022/0528/P	Mr M	26/11/2022 22:40:51	OBJ	<p>What an ill thought-through plan with no consideration for people already living in the area. The building site that will be created will cause chaos for months even years on Finchley Road. And after that, the extra traffic that will be generated by the new flats will push the area to bursting point.</p> <p>Camden please note: I live in a quiet road for traffic where there are ample unused residents bays - yet we adhere very obediently to the 'car free properties rule'. How the **** do you think this new development upholds / is in keeping with that rule - and what message are you sending to your existing constituents who have obeyed it for years? I'll tell you: just that we are idiots for having complied (and yes of course, people find ways around such rules!).</p> <p>I think you are brewing major problems for the future and have no idea what is going to hit you in terms of traffic chaos alone...</p> <p>Please - think this through and reduce the density - if you can't bring yourselves to refuse Landsec's bribes.</p>
2022/0528/P	Daniela O'Donnell	26/11/2022 22:46:46	OBJ	<p>For an area already feeling the negative impact and pressure after a significant build by the tube station a few years back and the impending challenges due to the build on West End Lane, the plans for redevelopment of the O2 Centre are wholly untenable. That the council would consider this without any serious consultation with local residents makes the whole business seem very suspicious. There is no benefit to residents, who voted for this council, of this development as otherwise they should be publicizing the positives to turn local opinion in their favour. Will the council be investing in more schools, medical centers, public transport improvements and basic amenities such as grocery stores and communal open spaces to accommodate another 5000 people in the area? Whilst additional residents might bring in additional council tax, that will have little impact in the short term and will inevitably make the living situation worse for thousands of existing residents for years to come.</p>
2022/0528/P	Ali Ebrahim	27/11/2022 17:28:17	COMMNT	<p>Congestion is my concern. It will add difficulty to the transport system and schools and GP's</p>
2022/0528/P	K hiru	10/11/2022 20:27:50	OBJ	<p>This area is congested enough with little space for families and children. It has a large number of young children and the facilities provided by O2 and other shops and amenities are essential for locals. We don't need more flats, we need more space for the current residents. open spaces, green spaces, play areas safe from traffic and pollution.</p> <p>High rise flats will increase traffic, increase parking pressures, more pollution and congestion and greater antisocial behaviour in an already busy and hectic area.</p> <p>We need a council that looks after our residents not one that panders to builders. Let small house holds extend and build small properties. Rather than give the advantage to large building organisations...</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Michael Gould	28/11/2022 13:48:04	OBJNOT	<p>Dear Sir/Madam,</p> <p>I am writing to strongly object about the proposed development by Landsec for what is currently the O2 Centre. Building the proposed apartment blocks within the amount of space available is extremely concerning and, I believe, contravenes government regulations of the amount of green space vs. urban developments. Additionally, having an additional 5,000 residents in our local area without additional TFL, GP, school facilities is a recipe for overcrowding. Existing local services are already over stretched - there is no way they could cope with the additional 5,000 residents.</p>
2022/0528/P	Michael Gould	28/11/2022 13:48:08	OBJNOT	<p>Dear Sir/Madam,</p> <p>I am writing to strongly object about the proposed development by Landsec for what is currently the O2 Centre. Building the proposed apartment blocks within the amount of space available is extremely concerning and, I believe, contravenes government regulations of the amount of green space vs. urban developments. Additionally, having an additional 5,000 residents in our local area without additional TFL, GP, school facilities is a recipe for overcrowding. Existing local services are already over stretched - there is no way they could cope with the additional 5,000 residents.</p>
2022/0528/P	Dilip Mehta	28/11/2022 19:54:42	COMMNT	<p>Are new schools planned? How are local surgeries cope? What about shopping for elderly when shops demolished?</p>
2022/0528/P	Helen Maclean	27/11/2022 13:40:05	OBJ	<p>I don't see how the local area is going to support so many new residents. Water supply, GPs. Schools, transport etc. West Hampstead has little green space - other than Fortune Green and the Cemetery (if you can call that green space) and I understand the outside space put aside for residents in the new development falls far short of the recommended allowance. It also appears that the 16 storey tower blocks do not meet the Mayor of London's criteria. How can this called progress? Seeing chaos present building work is causing, if this continues for 18 years West Hampstead will be come a no-go zone not a happy place for new residents.</p>
2022/0528/P	A. Robins	26/11/2022 18:48:07	COMMNT	<p>This project need to be properly done with real consultation with the community. So far the only community involvement has been via the Conservative party. Why is this? If the project works either the oeaople it will win awards. If not it will just be a source of huge resentment. People are fed up of being pushed around by big business and incompetent failure by local government who aim to cover themselves in glory. If could be amazing but sadly it is likely to be a Cynical accommodation building behemoth tha will depress all who set eyes upon it. Even if trees are planted atop and coconuts draped from hanging gardens at the sides. The people have been betrayed so often.</p>
2022/0528/P	Shalaka Karandikar	26/11/2022 18:48:27	OBJ	<p>Where Will We Go for Schools and GPs The bulk of the flats will be 3 beds. They will add huge need for new schools, GPs, and child care. Camden;s own policy says that new builds demand a minimum of 9 square metres of green space per occupant. This means the 57,700 site has to include 36,000 ç 45,000 square metres of green space. It leaves only 12,000 - 21,000 square metres for residential development. How are they going to meet the policy requirements and build all these flats? 5000 new residents won;t work locally so imagine the extra pressure on West Hampstead and Finchley Rd tube stations in the morning and afternoons!</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Rosa Van der Meersch	31/10/2022 13:57:17	COMMNT	This MUST NOT go ahead on the scale planned without major redevelopment of West Hampstead Station. If expansion of the main station frontage and pavements are not possible, to avoid serious and dangerous overcrowding, side entrances and exits will be needed in Blackburn Road and Broadhurst Gardens. The area is already too busy, it is unhealthy and scary. Lifts too are vital.
2022/0528/P	A. Robins	26/11/2022 18:48:04	COMMNT	This project need to be properly done with real consultation with the community. So far the only community involvement has been via the Conservative party. Why is this? If the project works either the oeaople it will win awards. If not it will just be a source of huge resentment. People are fed up of being pushed around by big business and incompetent failure by local government who aim to cover themselves in glory. If could be amazing but sadly it is likely to be a Cynical accommodation building behemoth tha will depress all who set eyes upon it. Even if trees are planted atop and coconuts draped from hanging gardens at the sides. The people have been betrayed so often.

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	Celine Castelino	30/10/2022 22:52:02	OBJ	Dear Camden Planning Department

I am very disappointed by o Landsec's new and "revised" proposal for the O2 Site. It has taken very little notice of local residents' objections and comments and continues to contravene the Camden Council's own rules:

- as noted in the Camden New Journal the affordable housing, which fell way below Camden's requirements, has been increased by a paltry four flats;
- play space has been increased by 0.1%;
- compliance with fire regulations continues to be of concern
- the potential for flooding raised by Thames water has not been adequately address leaving our neighbourhood at risk of worse flooding and back up of sewers.

I refer you to the architectural review submitted by CRASH, which outlined how the plan takes little account of the requirements of the Camden Local Plan, bar one, nor does it adequately address requirements in other local, regional and national plans.

The review challenges Landsec's claims for the percentage of public green space the development will provide. Most of the 'open' space will be long narrow corridors between tower blocks leaving around 12% of the site for public green space the not 50% Landsec claims.

The Council has stated that it needs 850 flats in this area to meet its housing needs, so how can Landsec's proposal for 1,800 housing units be justified? Furthermore the units do nothing to address the needs of local people: 87% of the flats will have just one or two bedrooms, while the greatest need is among families who may need three or four bedrooms.

There is no support from existing residents and council tax payers for a development of this size which will destroy our neighbourhood, deprive us of amenities – particularly the supermarket and cinema, provides little additional housing for elderly residents or families, and over-burden our already strained infrastructure. We are not NIMBYS but realists who foresee years of environmentally destructive building – we've already been subjected to considerable nuisance from building works on West End Lane and Liddel Road. The likelihood is that the flats will be sold to overseas investors / rented out expensively to short-term residents. Further environmental damage will be incurred by additional traffic, delivery vans, rubbish collection and so on.

A smaller development which actually provides more green space that everyone can enjoy as well as new amenities would benefit both the new and existing residents. Landsec's proposals for high towers with little space between them will benefit neither.

Please reject their plans and send them back to the drawing board.

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/0528/P	john	26/11/2022 17:22:24	COMMNT	<ol style="list-style-type: none"> 1. The development is too dense. It exceeds policy and reasonableness. The cubic metres per ground area is too dense 2. The closeness of the buildings will create dark caverns. Flats will have only a few hours of sunlight. At night the area will be dangerous especially for young and elderly 3. The open space per resident will be excessively dense, exceeding guidelines 4. There will be a limit on social housing 5 The height of the development and density are not in keeping with the scale and proportions of existing buildings 6 The plan hasn't been publicised by Camden. There is no scale model available
2022/0528/P	john	26/11/2022 17:22:27	COMMNT	<ol style="list-style-type: none"> 1. The development is too dense. It exceeds policy and reasonableness. The cubic metres per ground area is too dense 2. The closeness of the buildings will create dark caverns. Flats will have only a few hours of sunlight. At night the area will be dangerous especially for young and elderly 3. The open space per resident will be excessively dense, exceeding guidelines 4. There will be a limit on social housing 5 The height of the development and density are not in keeping with the scale and proportions of existing buildings 6 The plan hasn't been publicised by Camden. There is no scale model available
2022/0528/P	Jim Kelly	26/10/2022 18:05:43	INT	<p>This development does not appreciate the infrastructure of the area and the developers just want to make a quick buck out of cramming as much housing into the proposed site.</p> <p>They pay lip service to the council's stipulations that a significant proportion of the available flats should be for and at social housing rents.</p> <p>We have seen at other developments in the borough, for example the 'Essential Living' site at Swiss Cottage and the old Middlesex Hospital site in Cleveland Street, where the developers have changed their proposed social housing provision midway due to financial constraints.</p> <p>No one locally believes developers.</p> <p>There are serious concerns that this will become a ghost town owned by foreign investors.</p> <p>Whilst we, the local people, will have to endure 15 years of disruption. For what?</p>
2022/0528/P	Hanny	30/10/2022 11:18:48	OBJ	<p>Council needs to consider further impact on local infrastructure - you are taking away a resource currently used by local community (shops and services) and adding more stresses on local transport, GP, schools availability which has not been dealt with by application.</p>
2022/0528/P	Joshua Brown	19/11/2022 17:45:47	OBJ	<p>I understand from the Conservative party Camden newsletter that the O2 redevelopment will result in a significant increase in people moving to the area. Please can you provide assurance that there will be sufficient 1) schools 2) GPs, 3) green space and 4) public transport to account for the increase in occupants as a result of the redevelopment?</p> <p>I also understand that the height of the flats (16 storeys) contravenes the Mayors London plan.</p> <p>Please can you outline how Camden council intends to meet its policy requirements and adhere to the Mayors London plan as part of the O2 redevelopment?</p>

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2022/0528/P	Alice	29/10/2022 11:12:02	OBJ	This proposal to demolish and rebuild the O2 centre will result in an unacceptable level of CO2e emissions from construction. This will worsen climate change and increase risk of harm to lives and livelihoods globally. The conservation centre should be retained and a more modest development required, using low carbon construction materials for its structure and cladding.
2022/0528/P	Maria Peakin	30/10/2022 18:49:33	OBJ	The impact that this horrendous development will have on the local landscape is indescribable. A huge number of flats causing massive disruption to the local area - of which a lot is classed as conservation. No clarity on how this will affect already stretched local amenities- Thames Water and TfL station access to name but 2. No additional school places in an area already stretched for educational access. As a long term local resident I strongly object to this proposal.
2022/0528/P	Andrew Abrams	26/10/2022 17:59:34	OBJ	This remains deeply inadequate. West Hampstead is one of the most urbanised areas in London already ,with very little in the way of green open space, sports facilities and clean and liveable, motor traffic-free streets for the community. This development will massively expand the population on West Hampstead's already creaking and overcrowded infrastructure (e.g. West End Lane's super narrow pavements can barely accommodate the existing population), while bringing in vast additional motor traffic associated with deliveries, transport etc and removing key amenities for the community. Approving this application would lead to a dramatic deterioration of quality of life and facilities and open space for the local population, and therefore does nothing to improve equity and living conditions, but does a lot to degrade them.
2022/0528/P	Cath Attlee	30/10/2022 19:14:11	OBJ	I am very concerned that this apparently amended planning application still includes the demolition of the current O2 shopping centre. My concern relates to this: The O2 Centre opened as recently as 1988, yet application 2022/0528/P seeks its demolition and replacement with a series of tall buildings (which incidentally were co-designed by Cllr. Danny Beales (see item 7 response to supplementary question by Cllr. Andrew Parkinson @ 0:36:35: https://camden.public-i.tv/core/portal/webcast_interactive/628612/start_time/1990000?force_language_code=en_GB).
				I believe that the case for demolition was made using incorrect embodied carbon calculations and unsubstantiated claims over the proportion of materials that would be recycled. There is a very strong case for reusing and refitting existing buildings as the environmental impact of demolition and new building is huge. The more effective use of the current buildings would also answer the many calls for retention of the current facilities, cinema, shops and restaurants provided by the current centre.
2022/0528/P	Philippe Duban	26/11/2022 18:24:25	OBJ	There are too many new developments in West Hampstead and Finchley road. And nothing is done to the neighbourhood to accommodate more residents. This seems out of control. Also at a time of climate change we need more green spaces, rather than less, to cope with the rising temperatures in the future. It is urgent to stop any new developments and step back to consider how to manage the area for the future.

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2022/0528/P	Susan Sabey	30/10/2022 19:22:17	OBJ	<p>Dear Camden officers,</p> <p>I object strongly to the amended Landsec plans for the O2 centre site. These plans have hardly changed from the first draft and still fail to meet the vast majority of Camden's own criteria and development plans, as shown in the document commenting on the plans submitted by CRASH and other neighbourhood organisations. The height and massing of the development is unconscionable just next to a conservation area. The green space is a fraction of what is needed and is presented by Landsec in a disingenuous way, as it consists mainly of the small corridors between the monstrous buildings. The dire water and flooding situation has not been addressed.</p> <p>These 1-2 bed flats are too small for families, who need accommodation and parking in the area. The loss of amenity of the O2 and its parking will be terrible for residents, both old and new. Local services are insufficient for such an influx of people.</p> <p>. It appears that there is some huge commercial advantage in this scheme, definitely for Landsec and perhaps in some unclear way, to Camden council itself, that is driving these proposals that will clearly ruin the area, because I have never known such an unsuitable proposal be allowed to progress in this way. Camden has no need of so many flats, the target is 850, so why are you allowing Landsec to build so many? I very much hope you will rethink this scheme radically, so that all your voters can stop having to campaign against it and oppose the people elected to represent them in the area,</p> <p>Yours sincerely . Susan Sabey</p>
2022/0528/P	Jenny Goble	27/10/2022 19:24:11	COMMNT	It is an environmental issue to demolish the O2Centre. Building blocks of flats on the existing carpark, does not provide sufficient green open space. There is insufficient affordable housing.
2022/0528/P	Amy Leonard	02/11/2022 09:35:04	OBJ	The scale and density of this proposed development is ridiculous.it will overwhelm local services and the communities that use them. The should be add to submit a proposal that has a realistic chance of being passed
2022/0528/P	Adrian D;Enrico	26/11/2022 16:30:49	SUPPRT	This is a much needed development of an under-utilised site. The CIL or S106 payment must include appropriate supplementary services (school, GP, employment space, etc) and the delivery of any of those facilities on site should be a CP. But more broadly anyone complaining about the provision of additional housing is being unrealistic and self-serving.

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2022/0528/P	Janet Donaldson	04/11/2022 13:05:32	PETITNOBJ E	<p>I have seen limited information on proposals since last year - the information boards no longer seem to be in the centre as before.</p> <p>I am concerned that the plans seem to add a lot of accommodation with inadequate provision of green spaces and consideration of impact on local infrastructure which is already inadequate for local traffic and commuter flows. The improvements at local stations have yet to materialise.</p> <p>Current redevelopment on West End Lane is very disruptive.</p> <p>I do not see how so many residents be provided for (GPs, Schools etc)</p> <p>Large Sainsburys with parking and Homebase are established and well used.</p> <p>It seems our local independent shops are being priced out of the high street - destroying the character that makes area attractive</p> <p>16 storey towers will violate existing Mayor of London plans</p> <p>The current O2 centre is not that old - it could do with some care and attention - but the environmental impact of its demolition and redevelopment needs to be considered. I see no mention of environmental considerations in the planning. It cannot be positive from climate change point of view.</p>
2022/0528/P	Geoff Gelbart	28/10/2022 09:04:44	COMMNT	<p>This is excessive development. The towers are too high. There is insufficient space between the towers. It is taking away from the community highly valued amenities for over dense housing.</p> <p>And the nature and style of the tower blocks are ugly.</p> <p>This is a shocking proposal and must be rejected.</p>
2022/0528/P	Charles Morris	27/10/2022 15:56:35	COMNOT	<p>This development is still far too big. Too many hideous high buildings, not enough green space, not enough affordable housing and too many residents resulting for the surrounding infrastructure of transport, schools, surgeries etc. It should be opposed at all costs and Camden Council would never be forgiven for allowing it.</p>