

**From:** Ashley Edwards  
**Sent:** 10 April 2022 14:57  
**To:** David Fowler  
**Subject:** Planning application 2022/0528/P

Dear David

As a local resident I'd like to voice my objection to the proposed development of the O2 centre site.

It will cause overcrowding of public transport and a reduction of green space in the area. The local area does not have the capacity to take on this many new residents with services already stretched.

Best Woshes, Ashley

From:  
Sent: 10 April 2022 12:27  
To: David Fowler  
Subject: Planning application 2022/0528/P

My husband and myself are deeply concerned about the above development. It looks absolutely appalling with 12 tower blocks being built in our lovely area. The loss of the 02 will affect us all as well.

We understand the need for more housing but strongly object to this development.

Please reconsider as a matter of urgency.

Maggie Jones

**From:** Andrew Dutton-Parrish

**Sent:** 11 April 2022 17:22

**To:** Planning

**Subject:** Re: Comments on 2022/0528/P have been received by the council.

Dear Camden Planning ,

Your info. stated you would redact tel. numbers and email addresses .  
PLEASE DO SO .

Thank you .

Andrew Dutton Parish

On Monday, 11 April 2022, 17:11:36 BST, wrote:

I object to the environmental permanent damage to the site because of the grossly excessive ( greedy ) number of housing units proposed , especially the tower blocks over 6 stories high and the lack of green space and tree planting on the site .

High tower blocks are very harmful to the environment both in their building materials ( especially concrete ) and in the unnecessarily high amounts of fuel needed to maintain/live in them e.g. for heating , air-conditioning , lifts ...

THERE IS NO NEED NOR JUSTIFICATION FOR BLOCKS HIGHER THAN 6 STORIES , they are never safe , they damage their surroundings and most people in the UK don't want to live in them .

Presently the site has a lot of trees and open space , all of which is advantageous . The proposal is so densely over-built there is almost no vital green space planned . For environmental reasons ( especially plant & wildlife diversity ) green corridors of trees and underplanting are necessary to cross the entire site both north to south and east to west .

As planned the site will become an environmental catastrophe at a time when governments are meant to be committed to green policies to improve our environment : global warming , air pollutants , plants life , wild life , psychological wellbeing .

ANY PLANNER SUPPORTING THIS SCHEME SHOULD BE  
ETERNALLY ASHAMED OF THE APPALLING ENVIRONMENTAL  
DAMAGE THEY CAUSE.

The fact that the proposed atrocity is sure to be demolished within 50 years is little comfort as the damage will have been done and these modern slums will have further degraded London .

Comments made by andrew dutton parish of 19 Lyndhurst Tce., Lonon  
NW3 5QA

Preferred Method of Contact is Email

Comment Type is Object and Notify of Committee Date

**From:** Aleksandra Novakovic  
**Sent:** 12 April 2022 19:41  
**To:** David Fowler  
**Subject:** Planning application 2022/0528/p

Dear Mr Fowler,

ref 2022/0528/p

I am writing to let you know that we are against high rises and that the proposal for 12 tower blocks each 12-15 storyes is very distrubing. Here in the communitwith neighbours we are discussing how is it possible that our progressive Camden Council is considering this project.

Yours sincerely,  
Aleksandra Novakovic

**From:** Marcel Maag

**Sent:** 12 April 2022 17:51

**To:** David Fowler

**Subject:** O2 centre redevelopment PLANNING APPLICATION 20022/0528/P

Dear Planners,

My first impression, when I saw the model of the proposed O2 redevelopment was: GRIM, GRIM, GRIM and sadly there has been nothing up till now which made me change my mind.

Too tall for its location but above all **way too dense**. The car park has become a storage area for as many medium/high rise blocks of flats as can possibly be fitted onto the plot with total disregard of what is surrounding it. The green park promised initially has been diminished to a bit of green around the edges of the development.

The access/space between the buildings looks extremely tight and dark, not to say dingy, even on the model!

Even though I am aware that more flats are required this is a 'greedy' overdevelopment.

We will also lose the big supermarket. Whatever I was told by the architects representative, there is no way a supermarket of this size can survive within no car parking.

Besides the aforementioned points. Nothing. has been mentioned about the tube and train stations which are already at capacity and will suddenly have to cope with some 3,000 plus more commuters a day.

A surgery has been mentioned and maybe even a school but to my knowledge not in phase one.

In my opinion this scheme needs serious rethinking, I am not against new buildings but they have to be in relation with the surroundings and this development is not.

With kind regards,

M. Maag , 24 Hilltop Rd. NW6 2PY

**From:** barbara alden  
**Sent:** 17 April 2022 23:41  
**To:** David Fowler  
**Cc:** Planning  
**Subject:** Planning Application 2022/0528/P

**Re: Proposed O2 site redevelopment, Finchley Road NW3 2022/0528/P**

I followed earlier online 'consultations' about this proposed redevelopment and wish to object most strongly to the proposed scheme.

1. It would seriously overcrowd the site with a development totally out of scale with its surrounding neighbourhood.
2. Tall tower blocks are not suitable accommodation for families with young children, and the housing need is for affordable family housing.
3. Tall blocks in close proximity tend to create wind tunnels which are not a pleasant environment for anyone, whether residents, or workers, and can be dangerous, even causing car crashes.
4. High-rise estates tend to attract crime such as gang violence, property damage and drug dealing.
5. The proposals would conflict with Camden's own Local Plan, as well the overall London Plan.
6. There are several conservation areas in the vicinity and the proposed scheme would have a seriously adverse impact on the essential character of these areas.
7. Local Neighbourhood Plans that have been adopted by Camden would also be infringed by this scheme.
8. In line with current national and international aims and objectives to reduce the carbon footprint, priority should be given to conservation and adaptation of existing buildings rather than large scale demolition.
9. Camden has a responsibility to ensure a healthy environment for both the physical and mental well-being of its citizens, with the provision of human-scale buildings and more open and green spaces.
10. The impact of such a massive increase in population in a very limited area would put unsustainable pressure on public services - transport, medical provision, schools, refuse disposal, sewage systems etc.
11. The mass demolition proposed, as well as causing major additional air pollution, with damage to health, would cause additional harm in the loss of 2 buildings providing essential services for the area, namely Sainsbury's and Homebase.

12. The plans only cater for limited supermarket replacement, inevitably on a smaller scale.

13. A Sainsbury's Local has recently opened in Hampstead High St and, with its very limited range of provisions, it doesn't offer the own-brand alternatives available at the O2 large store, so its prices are noticeably higher.

14. The large Sainsbury's O2 store is vital, as the only other large store in the area is Waitrose and that is out of the price range for many locals.

To conclude, any developments in the area should adhere to the principles of the Local Neighbourhood Plans, respect the environmental contributions of nearby Conservation Areas and be compatible with existing buildings in scale. A building complex that was built as recently as the 1990s should not be demolished but adapted, to save world resources, unnecessary local disruption and excessive pollution of the environment, not least in the eventual visual pollution of the skyline by an overcrowded high-rise inhuman-scale complex, were the plans to be accepted.

Please reject this application outright.

Thank you

Barbara Alden

NW3



**From:**

**Sent:** 17 April 2022 22:11

**To:** David Fowler

**Subject:** O2 centre redevelopment, strongly oppose

Dear Mr Fowler

Planning application 2022/0528/P

I write to you to strongly oppose the proposition of the gigantic development project of the O2 Centre area and parking lot on Finchley Road, NW3.

Why does Camden encourage such irresponsible vast building projects? How many new inhabitants can London take? Where is the infrastructure for all this building activity?

Just a look at the plan and design fills me with horror. It is a very high density building plan, far too much for this area. The surrounding area is a conservation area with old buildings of character of a much smaller scale. This new project is far too big, far too high and too dense for our neighbourhood. 1800 flats?

The nature of these plans is aggressive, a soviet style character less building project which will permanently damage our neighbourhood.

We are already living under the shadow of the hideous 'Visage' building in Swiss Cottage. It is so incredibly ugly and aggressive. And still it is nothing compared to what is suggested for the O2 centre.

What a disaster project. Does no one at Camden Council care about our local environment?

Please block this development. It is a monster plan that will damage our local quality of life and degrade the environment of a vast area of South Hampstead NW3 and NW6 and beyond.

We have been living in this area for 37 years. We care about this area. I am sorry to say Camden Council does not seem to care. No matter how many times we write to inform you of our views they are always ignored. Perhaps

this one time Camden can think of other issues than collecting more council tax.

Many thanks for listening  
Shany Bagherzade

**From:**

**Sent:** 16 April 2022 17:26

**To:** David Fowler

**Subject:** Objections to 02 Re-development proposals - Planning Application 2022/0528/P

Dear Mr. Fowler,

Please find set out below my comments /objections to the above planning application.

This proposal if it were to be approved would be both reckless and irresponsible for any Planning Authority to adopt. Strong and very valid objections can be made using the formal criteria for objections to be made - but in essence it is a case of overdevelopment with little to no thought or at least inadequate thought as to long term impact on local infrastructure and the local environment.

- 1) the sheer density of what is being proposed is excessive and overwhelming - the scale is excessive;
- 2) the development is surrounded by a number of conservation areas - how does this scheme fit in with such neighbourhoods without putting an unreasonable burden on those neighbourhoods existing infrastructure as well as destroying the unique cultural heritage of those areas;
- 3) the development does not have any proposals for carparking - it is just ludicrous to believe that because the scheme excludes such provision that no attempt will be made by new residents in the development to use neighbouring parking facilities in nearby residential streets. There are no proposals to increase the controlled hours in the neighbouring Controlled Parking Zones to combat this very likely problem.
- 4) there is the loss of local amenities such as the 02 Centre and a supermarket from a major food chain with plenty of car parking spaces. It is simply a loss of amenities without any adequate replacement or form of measurable gain;
- 5) the amount of public green space is totally inadequate given the size and volume of the development.

This proposed development should not be approved - it is an exceptionally poor and unrealistic set of proposals. A more appropriate scheme which could be supported by local residents should be developed. For the avoidance of any doubt this should be read as an objection to the application.

Regards,

Nicholas Curtiss.

44 Compayne Gardens,  
London NW6 3RY.

**From:** Nicole Tinero

**Sent:** 15 April 2022 20:07

**To:** Planning

**Subject:** Reference 0528/P objection to O2 Centre Development

Dear Sirs

I am writing to raise strong objections to the proposed application for the redevelopment of the O2 Centre.

Like many other local residents, I have legitimate concerns about the density of high-rise tower blocks being proposed, when the local area has been subjected to an onslaught of development over the last few years resulting in already over- crowded pavements, public transport, shops, community facilities such as doctors surgeries, dentists, etc

No one is listening to the local residents and the tireless objections being raised. The response from the developer is to submit application after application in an attempt to bulldoze the scheme through regardless of the mass local objections.

The government issues arbitrary advice to increase house building and sadly no common sense is applied - no consideration given to the need to upgrade infrastructure BEFORE development, no consideration given to the pressure already on community facilities and GP surgeries where appointments are already hard to come by. No consideration to the amount of flats sitting empty in high rise tower blocks built over the last few years. No consideration given to the fact that there's already a mass development of flats underway on the old Travis Perkins site on West End Lane, which will only make the queues for the tube station and packed pavements in the area even worse.

We're penalised for owning a car and yet the proposal does away with a DIY store, supermarket, gym, cinema etc all of which we can currently walk to. If we have heavy shopping then being able to drive and park is essential especially for the elderly or people with children.

PLEASE can Camden think about what human beings need for healthy sustainable living - open space, green space, trees, community facilities, adequate infrastructure, supermarkets, daylight/sunlight not shaded 'wind tunnel' paths between high rise buildings... PLEASE don't just think

about 'box-ticking' to meet the government arbitrary house building quotas or Section 106 and CIL payments - think long term about how development of the area is going to impact the community.

Significant harm is being done by over development of the area and it is to be hoped that Camden will finally listen to its residents, rather than deciding that it knows best.

Yours faithfully  
Nicole Tinero

**From:** Matthew Herschmann  
**Sent:** 07 April 2022 09:35  
**To:** David Fowler  
**Subject:** Objection to redevelopment of O2 centre

Dear David Fowler,

I want to express my indignation and horror at the proposals submitted by LandSec for the redevelopment of the land in and around the O2 Centre, Finchley Road.

It is sheer greed that so many flats are proposed in such a tiny footprint of land.

The population density would be at least 6 - 7 times higher than in the surrounding streets.

The height of the blocks and their proximity to one another would blight and create a visual eyesore on the landscape, and the flats would end up as rented accommodation, whether social or private, and this would result in a radical change in the demographic of the neighbourhood. There would be a much higher number of young people loitering and roaming around - which could intimidate elderly residents in neighbouring streets.

My preference would be for mixed use retail and some low density residential housing. But no higher than 3 - 4 floors in height.  
With plenty of green space.

I live in nearby Greencroft Gardens. And I dread the proposed, massive, increase in numbers of residents in my immediate neighbourhood.

Kind regards,

Matthew Herschmann