

From: David

Sent: 03 May 2022 20:08

To: Planning

Subject: Planning Application No: O2 Centre 255 Finchley Road, London, NW3 6LU 2022/0528/P

Dear Team,

I have a very strong objection to the proposed redevelopment of the O2 Centre.

I am very concerned about the density of high-rise tower blocks being proposed. 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.

Recycling existing buildings snow regarded as a far better environmental solution.

Do not pull down the existing O2 building – repurpose it.

Many of these new apartments will require PARKING FOR CARS for which these is no provision at all! Where are they to park?

The public are 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.

People require open spaces, green spaces, trees, community facilities, adequate infrastructure, supermarkets, daylight/sunlight not shaded 'wind tunnel' paths between high rise buildings... please consider long term about how development of the area is going to impact the community.

Regards,

David Percy

David S Percy FRSA, ARPS

1 Belsize Avenue

London NW3 4BL UK

Name: Mrs. Anne-Marie Ruwio

Address: 11, West Hampstead Mews London N.4.6 ESE

To: Mr David Fowler
Planning Officer
London Borough of Camden
5, Pancras Square
London N1C 4AG



Date: 29/3/22.

Dear Mr Fowler,

Re: Planning Application 2022/0528/P

I/We are writing to object to the above planning proposal in its present form. We have the following concerns, particularly as older people:

The blocks of flats: The whole development is too big for the surrounding area and will put enormous pressure on local services, transport facilities and services, local amenities and shops. The blocks of flats should be no more than eight stories high. They should have two staircases to allow for occupants to escape in the case of an emergency. This is particularly important for older people, and people with mobility problems or disabilities. There should be a mix of sizes of flats, including family accommodation, and at least one third should be 'affordable'. There should be small private gardens for the ground floor flats.

Public areas and facilities: The green space on the development should have benches and be well lit. The community building should be used as a medical centre, and include both GP services and community medical facilities, such as blood tests, dentist, optician, chiropodist, midwife services and a room that could be used for classes including keep-fit. This will help alleviate the pressures that already busy local GP services could face with the growth in population from the development.

O2 shopping centre: This centre is around 25 years old, and is an important facility for local people, particularly the supermarket. It should not be demolished. If the planning committee agrees to demolition, then the new centre should include a supermarket of similar size. There should also be publicly accessible toilets. There should also be parking for people with disabilities.

Services: Local social services, schools and nurseries are already under severe pressure, and would need to be expanded if the development goes ahead. The local library provision should continue, and there is a need for local youth club provision.

Transport: Local services are already under pressure, particularly at rush hour. There is a need for better bus services, particularly the C11, and for lifts to be installed at West Hampstead and Finchley Road underground stations.

If the development goes ahead, during the construction work, there should be arrangements for the construction traffic to be kept to main roads, and that the emergency services access to the area is not restricted.

Please consider all the above issues when making a decision on the planning application.

Signed:



From: Andy Druian
Sent: 23 May 2022 07:50
To: David Fowler
Subject:

Just a note to very very strongly oppose the building of flats/homes on the O2 centre site to West Hampstead, causing huge problems with water pipes, drainage and sewage, also on doctors, schools, public transport and electricity and much more making the development a total nightmare for the area.

Please consider all these items very seriously as the build will be a dreadful thing in the area from all points of views.

with thanks, Yours, A Druian

From: Vivek Sood
Sent: 23 May 2022 08:07
To: David Fowler
Subject: O2 development plans

I am vehemently opposed to the development been planned. This is because the proposed development is very dense, does not come with enough additional and adequate facilities and will put huge pressure on the local communities from everything such as infrastructure, public transport etc.

Vivek Sood
NW3 7SS

From: Frances Bentley
Sent: 23 May 2022 08:26
To: David Fowler
Subject: O2 development plans

Dear Camden

It is with much alarm that I read about the plans to build on the O2 site and bring chaos to West Hampstead with the addition of thousands of people to the area.

This will put additional excessive pressure on schools, doctors and dentists and ruin the neighbourhood forever. Local facilities will not cope. The footfall is of great concern. The buildings are not fitting to the area.

As a long term resident I am alarmed that this vast ungainly project is under consideration by Camden for construction. Please reconsider and repurpose the scale or we will suffer social consequences.

Yours sincerely
Frances Bentley
Camden Resident
Maygrove Road

From: Yassi Jahanshahi
Sent: 22 May 2022 22:30
To: David Fowler
Subject: Development planned at the site of the O2 centre

Dear sir

I'm writing to urge you not to go ahead with the planned development of the O2 Center. This plan only benefits the developers. The infrastructure is not in place for the creation of so many apartments and the local area will be under immense strain. To name a few, GP surgeries and schools already under pressure will buckle under the strain and traffic which is already heavy will be a major issue.

If hope Camden council works for and be on the side of its residents and not enable the developers at every given opportunity.

I hope my comments are given serious consideration. I'm sure the majority in the neighbourhood are opposed to this scheme and it's for Camden to take the matter seriously on behalf of its residents.

Thank you for taking the time to read my email.

Kind regards

Yassaman Jahanshahi
Lyndhurst Road

From: David Gelber
Sent: 22 May 2022 21:26
To: David Fowler
Subject: The O2 development

Let me put it succinctly, you appear as a council to have taken leave of your senses to even consider a development of this scale and density.

I simply cannot imagine what has prompted you to do this

You will be given a fight to end all fights and you will be tied up in appeals for years to come

From: Sheila Elias
Sent: 22 May 2022 19:23
To: David Fowler
Subject: O2 centre Finchley Road

Hello,

I want to leave here my protest against the re-development of O2 Finchley Road.

I go there with my child many times a week, to shop, cinema, food etc. It is the only few places we can park with no trouble around.

Really shame what Camden council is doing!!!

Sheila Elias

From: Kay Micottis
Sent: 22 May 2022 18:31
To: David Fowler
Subject: Development at the O2 centre

Dear Mr Fowler,

As a resident of Hampstead (Frognaal), I feel I must protest at the proposal to build a great number (I've heard anything between 14 and 29) of high rise housing blocks at the current O2 site.

I am aware that London is currently desperately short of housing and I don't object to new flats being built, however I do object to the scale and height of the proposal. Traffic is already a huge problem in Hampstead and this will surely not be eased by the addition of a huge housing estate. Finchley Rd is already overly busy, the disruption in building the apartments will be horrendous moreover the additional traffic with an increased population will make a bad situation worse.

There is also an issue with the height of the proposed blocks. There are no high rise buildings in Hampstead and these housing blocks will be an eyesore on this area.

I do hope you can make some amendments to the size and scale of this project.

Kind regards
Kay Micottis

From: Gail Brackett

Sent: 02 May 2022 19:04

To: Planning

Subject: Planning Application Number: O2 Centre , 255 Finchley Road, London, NW3 6LU 2022/0528/P

Dear Sir/Madam

**Planning Application Number: O2 Centre , 255 Finchley Road,
London, NW3 6LU 2022/0528/P**

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

I am a local resident having lived in Camden since 1979 and now diagnosed with COPD and Asthma. I am extremely concerned not just for myself, but also for London's children, about the dust and pollution levels that long-term developments such as the size and length of the O2 Centre will emit into London's and therefore Camden's air. The latest statistics show that 1 in 10 of London's children are suffering with asthma. It is up to us to instigate firm controls over polluting emissions to help protect our children's lungs. Construction work in Camden is already in overload with the massive HS2 development and its hundreds of lorries thundering along Adelaide and Hampstead Roads. To add to that the proposed vast O2 Centre development must surely be in violation of environmental and air quality controls? I ask Councillors to please look at this issue very seriously and check whether the proposed development will in fact, be breaking the environmental laws and the effect it will have on Camden and London's air quality.

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 listen to its residents like me and put our concerns above all the public relations hype that developers such as LandSec impose on local residents.

Thank you.

Yours faithfully,

Gail Brackett