

**From:** pgrison  
**Sent:** 23 May 2022 10:10  
**To:** David Fowler  
**Subject:** (No Subject)

Hello david

I live on 38 compayne gardens nw6 3ry

I m opposed to the o2 project and have already voiced my concerns

Buildings are way too high  
We make use of the homebase center

I would be open to a solution with less buildings, smaller buildings, more green areas, more shopping areas

As a director of the management company, i can let you know my 8 neighbours share the same concerns

Pierre

**From:** Sam P  
**Sent:** 23 May 2022 10:31  
**To:** David Fowler  
**Subject:** O2 Centre Over Development

Dear Mr Fowler

I am sure, like me and every resident who is aware of these terrible plans, you must strongly object to the ruinous and illegal over development of the O2 Centre and car park.

How is this terrible plan even under consideration David? It goes against the very planning rules in place to stop exactly this kind of short sighted, greedy over-development, including the Fortune Green and West Hampstead Neighborhood Plan, the National Planning Policy Framework, the 2016 London Plan SRQ and the London Plan policy D9.

How has Landsec's proposal to pack in 5,000+ people been given any consideration by Camden Council when it will obviously lead to dangerous overcrowding on West End Lane and bring already dense traffic to a stand-still?

You must be aware David, that local services are already under severe strain and will collapse with this huge influx of people: rubbish collection, doctors, police, fire station, schools, recreation centres, cafes and food shops cannot support this over-development. Are Camden not aware that NHS England has already pointed to inadequate GP access in the area?

As I'm sure you know David, West Hampstead has been severely flooded three times in 50 years. Do Camden not care that the strain of 1,800 new homes on water and sewage infrastructure will be disastrous?

Am I right in thinking that Thames Water has not approved the Landsec plan David?

Did you know that the tiny amount of green space proposed by Landsec for its awful development falls way below Camden's own requirement of 9 sq metres per person?

Can you imagine what 15 awful years of construction will be like for local people? Air and noise pollution will adversely affect locals' health and well-being, not to mention Camden Council is ignoring its own Climate Change Plan!

David, food poverty is a reality, the greedy, short sightedness of this plan means locals will lose the *only* large, low-price supermarket in the area and the ability to carry large grocery loads.

In horrible contrast, greedy Landsec has allocated no parking space to the over-development, and can you imagine the enormous congestion that deliveries to 5,000+ people will create David?

It truly beggars belief that Camden Council is happy to profit from tower blocks of 1,800 flats packed in, with little sunlight or greenery, badly straining and overcrowding local public services.

Landsec will be long gone when the flooding and crowds and lack of light and excess of noise becomes our new reality in West Hampstead.

Please don't let this happen David. Please stop Landsec from ruining our neighbourhood.

Regards

Sam

**From:** Charles Morris  
**Sent:** 23 May 2022 09:45  
**To:** David Fowler  
**Subject:** O2 development objection

Dear Sir,

I wish in the strongest terms to object to the size of the planned tower blocks development between Finchley Road and West End Lane. The area simply cannot cope with such a large influx of people following the recent tower blocks development on the west side of West End Lane and the one currently being built on the east side of it just north of the Underground station.

Where are the new schools, GP surgeries and transport facilities that will be needed to cope with the massive numbers of residents that this development will create? Such blocks also provide poor quality and potentially dangerous housing (poor for children, social cohesion and the example of Grenfell and other high-rise fires). Such a mass of them will also be hugely unsightly.

Furthermore, the community is losing a large supermarket, DIY store and cinema complex, which will not be replaced.

This planned redevelopment needs reducing in size greatly and the community facilities retained. If not, Camden Council and its political leaders will not be forgiven.

Yours faithfully,  
Charles Morris,  
2B, 105 Canfield Gardens,  
London NW6 3DY.

From: Ruth Abrahams  
Sent: 23 May 2022 09:28  
To: David Fowler  
Subject: O2 project

To who it may concern,

Has anyone in the planning department actually visited West End Lane to see how congested the area is already.

To add 14 high rise blocks of flats to the area is absolutely madness. The area is so highly populated that it is impossible to get at Doctors or Dentists appointment. The pavement are heaving with people and litter, the road it at a standstill most of the time with car fumes flooding the area. The water and drainage systems is so old that there are continual burst pipes and flooding in bad weather.

THE AREA CAN NOT COPE WITH THE EXTRA STRAIN OF THOUSANDS MORE NEW HOMES BEING BUILT AT THE O2 AREA.

Please please think again about this project.

Thank you

Mrs Ruth Abrahams

27 Kingswood Court, West End Lane , NW64SX

**From:** John Lazarus  
**Sent:** 23 May 2022 11:06  
**To:** David Fowler  
**Cc:** tulip.siddiq.mp  
**Subject:** Re Landsec development

Re the proposed development from the O2 Centre to West End Lane, Camden Council is playing a destructive game while claiming to be building affordable social housing.

The strain on sewage and water pipes, on public pavements and roads, on local doctors and schools, and the trains and tubes and buses...and the fire safety and quality of life of those who will live in this urban jungle... All of this is so far being ignored by Camden Council.

The neighbourhood is basically being sold to the developer Landsec, who will be long gone when the flooding and crowds and lack of light and excess of noise becomes the new reality in West Hampstead.

Can the Council honestly acknowledge and confront the stupidity of this scheme?

CAMDEN Chief Planning Officer Dan Pope says that "harms have to be significantly bigger than benefits to refuse a planning appeal." The ONLY benefit that Landsec or Camden have put forward is the need for new homes because of overcrowding and long waiting lists for social housing. (Any job growth will be temporary or minor) Based on Landsec's application and remarks, let's look at that: ONE BENEFIT ONLY

- The 1,800 flats will cost £1 million plus each, which only rich investors can afford, and most rents will likewise be out of ordinary people's reach

•Only 20% of floorspace will be “Low cost” rents. 15% will be “intermediate” rents (up to 80% of market rates). This breaches Camden’s own rules on affordable homes. •Of 1,600 flats, just 315 will be low-cost rentals. There are 7,000 households on Camden’s waiting list. So Landsec will solve 0.05% of Camden’s housing problem. At what cost? ENORMOUS HARMS: •The density is overwhelming—14 large towers on a narrow strip, amounting to 312 dwellings per hectare in an area surrounded by 4 conservation areas. It smashes every planning rule including The National Model Design Code (3-5x denser), the Fortune Green and West Hampstead Neighborhood Plan, the National Planning Policy Framework, the 2016 London Plan SRQ (2x denser), and the London Plan policy D9. •With 5,000+ new people, dangerous overcrowding will occur on West End Lane and Finchley Road pavements, in the streets, and in train and tube stations and platforms. Baby buggies and strolling families will be forced into the street, and already dense traffic will come to a stand-still. •The police comment to Camden names concerns with the dark spaces, lack of car traffic, and potential crime that will be encouraged in such a setting. •All local resources will strain and some will collapse: rubbish collection, doctors, police, fire station, schools, recreation centres, cafes and food shops. NHS England has already pointed to inadequate GP access in the area. •West Hampstead has been severely flooded three times in 50 years and the strain of 1,800 new homes on water and sewage infrastructure could be disastrous. Landsec claims Thames Water has approved their plan, but Thames told the South Hampstead Flood Action Group they are trying to get the O2 development waste water reduced seven-fold and to get “tankage” introduced. CAMDEN: CHECK THIS OUT!!! •The green space is laughable as it includes every thin median strip. Even so, it is



below Camden's own requirement of 9 sq metres per person. Camden plans to take cash in lieu of enforcing its standards!! Who gains from that? •15 years of construction will mean an enormous amount of air and noise pollution, affecting locals' health and well-being, and defeating Camden's Climate Change Plan •The single fire escape per tower breaks fire safety rules and could lead to deaths. It shows the recklessness with which Landsec disregards the safety of those who will live there. •Locals will lose the only large, low-price supermarket in the area and the ability to park and carry large grocery loads. •They will lose a swimming pool, large bookstore, and very probably the cinema and gym •The "no car" policy will be unenforceable and traffic and parking on all sides will become impossible. (I do not believe people living in a £1-2 million flat will not own a car. They will find a way to get permits or have 100 Ubers coming per day.) Deliveries to 5,000+ people will create enormous congestion. •The towers area will be oppressive, lightless, airless, ugly, and will become criminally dangerous, based on urban studies. People will have no privacy and only walls to look at, with loud trains passing regularly on both sides. It is not fit for decent human living and certainly not for children. Just look at the crowded new tower blocks in Wembley! Frightening! •West Hampstead will have an overbearing skyline of towers that destroys every sense of the natural historic beauty and old village atmosphere of the area. •The towers will overshadow homes nearby and destroy their privacy •High rises, because of their high cost to build, are known to drive up land prices making affordable housing and protecting historic buildings less feasible Most importantly Camden cannot choose to ignore the stark fact that in London, developers like Landsec have too often backed off from their promise for affordable housing. (The Guardian article 2013) They call in

lawyers to argue that it is economically unfeasible and greatly reduce the number to be built. Camden would need a bank of expensive lawyers. To sum up: CAMDEN counsellors you are not listening! The 2020 Landsec plan for 950 flats was soundly rejected by local residents, and yet you work with Landsec to near double the size!!!! WHO ARE YOU SERVING??

No one wants this development except Landsec and counsellors who want the tax money and to meet unrealistic home goals that be little served by this project.

**From:**

**Sent:** 23 May 2022 11:15

**To:** David Fowler

**Subject:** Development at West Hampstead

Dear sirs,

I would like to protest at the planned development alongside the railway line from West End Lane to the O2 Centre.

Colindale, Hendon. Swiss Cottage, Cricklewood, Wembley. All these area have seen an increase in population, traffic etc. The poor residents have no gardens and often no balconies.

Please do not allow this planned development to go ahead.

Liz Hall

From: Ingrid Neitsch  
Sent: 23 May 2022 11:28  
To: David Fowler  
Subject: O2 Redevelopment

Dear Mr Fowler

I am strongly opposed to the redevelopment plans for the O2. The area does not have the capacity for such a massive development, not in terms of infrastructure, physical or support.

Areas of greatest concern include traffic, medical support and policing. The development is on a roadway that leads to the North Circular and the level of traffic is too high, with air pollution already an issue. Local GP surgeries have been unable to take additional patients on, and attracting new GPs to the area is extremely challenging. Camden police are stretched, with policing almost invisible, and there is no sign that additional funding will appear anytime soon.

To repeat, I strongly disagree with this development as it stands.

Kind regards  
Ingrid Neitsch  
NW34TN  
NW35RL  
(2 homes)

From: margaret kreps  
Sent: 23 May 2022 11:44  
To: David Fowler  
Subject: O2centre development

I have lived in this area for over 70 years and have seen it grow and develop. This new development is just one too many. The area is already far too over crowded, with little or no free outside space. The loss of the O2 centre with its Sainsburys and cinemas is a real blow to local residents who rely on the Sainsburys (nearby Waitrose is not a suitable alternative for those of us on a smaller budget) and the leisure facilities of the existing O2 centre. It is shameful that these are being removed from us in this arbitrary way to develop yet more unsightly tower blocks in an area struggling to accommodate its existing population.

**From:** Harvey Freeman  
**Sent:** 23 May 2022 13:07  
**To:** David Fowler  
**Subject:** O2 Redevelopment Objection

Dear Mr. Fowler

I understand it is you I should be writing to with my objections about the overly tall overly dense proposals for the site of the O2 Centre.

I live on Nutley Terrace currently and have lived in the area for the last 40 years.

The O2 centre has provided our local Sainsburys, many restaurants, Cinema etc. and the loss of this amenity will be sorely missed. Obviously if commercially it no longer makes sense to have this retail and leisure use then the site has to be repurposed for much needed residential space.

However, there is no reason that the site requires to have such tall buildings. The height is completely out of keeping with the surrounding Neighborhoods. I have lived in West Hampstead, South Hampstead and Hampstead and one of the wonderful features of the area is the low level of all of the buildings. This helps keep the area feeling urban while retaining a welcoming character. The area is not known for tall buildings and if you reflect on the ones that have been built most feel completely out of place.

The density of the proposed development is far too high and will have a detrimental effect on both the proposed residents and the existing neighbours. We should not just be building more units because a developer says they need more on the site to make it stack up. What they really mean is to get the profit they are looking for. This is a prime site and can be redeveloped at a lower profit with a more acceptable density.

I hope you will note these comments in making any final decision on the proposed scheme and refuse the currently proposed scheme.

Kind regards

Harvey Freeman

**From:** Maurice Janger  
**Sent:** 23 May 2022 09:44  
**To:** David Fowler  
**Subject:** 02 Development

Dear Mr Fowler,

I would like it noted and on record that I highly appose the idea of the 02 Development.

I have lived in this area almost all my life and this is going to greatly effect the well-being and mental health of the current residents.

Cramming people in this type of environment without the space, natural lighting etc is not the way forward. We are human beings and should be treated as such.

Regards

Long time Camden Council Resident.