

**From:** Bilal Sabbagh  
**Sent:** 25 May 2022 01:35  
**To:** David Fowler  
**Subject:** Objection to planning application 022/0528/P

Dear Mr Fowler,

I am a resident of West Hampstead (NW6) and I **vehemently object to planning application 022/0528/P** for the land sitting between West End Lane and Finchley Road. My reasons for objection are listed below.

- **Overshadowing** - the height and density of these buildings is **not in keeping at all with the surrounding architecture** of townhouses and 4 or 5-store mansion blocks, and will significantly overshadow the rows of houses either side of the proposed development (e.g. on Broadhurst Gardens). Pedestrians and other residents of the area also have a **right to light** - this will be taken away from the West End Lane high street area (particularly over the rail bridge) by these rows of buildings that will block the light.
- **Overlooking and loss of privacy** - see above.
- **Layout and density of building** - A 'tall building' is defined as anything higher than 10 storeys. This development **should be limited to 10 storeys under London Plan policy D9**. The area is totally unsuitable for high rise buildings and this 'new neighbourhood' of sub-standard (frankly ugly) architecture is more in keeping with an office than a residential setting. The **density is abnormally high** and significantly **exceeds the London Plan Density Matrix even for a site of PTAL 6**.
- **Overbearing nature of the proposal** - As well as the above, it is utterly **unfathomable to me just how this small piece of land stuck between two main roads and a railway will accommodate at least 3-4,000 new residents**. 1,800 homes is a huge number of people to fit into what is a relatively small area in a neighbourhood that is bordered by main roads. West End Lane tube station intersection is already an extremely busy area at the best of times, and the same for Finchley Road

Tube. **The transport infrastructure will not cope.**

Add to that the **HS2 construction in the area** and the proposal is clearly utterly overbearing. There will be construction pollution and total disruption to the area for years.

- **Landscaping** - the construction will destroy trees and not bring enough green and open space into an area that is sorely lacking it. **The Green Space index for the area is already well below the Green Space Index's minimum standard of provision** (<https://fieldsintrust.maps.arcgis.com/apps/webappviewer/index.html?id=c633ad3588d3466b8937b110b94120d4>) and this massive and dense construction plan will only add more people and more buildings to an already very un-green and unhealthy living environment.
- **Adequacy of infrastructure and /or social facilities** - there are no social facilities confirmed by the Landsec plans, and they **take away the only large (and therefore affordable) supermarket** in the area, namely the Sainsbury's in the O2 centre. The O2 Sainsbury's is the main large supermarket for most of the residents of the West Hampstead/Kilburn/Finchley Road/Swiss Cottage/Belsize Park/South Hampstead area and is relied upon by practically every local I know for grocery shopping. Removing this vital supermarket would drastically reduce the livability of the area. Landsec quote "Space provided for much loved local amenities" which I do not see as possible at all given the density of the proposed housing plans. As well as this, this provides no guarantees whatsoever to local residents.
- Further to this, where is the significant and long overdue increase in medical resources in West Hampstead to reflect the needs of **5000+ new users**? NHS England published guidance in February 2018, requiring extended access to GP services, including at evenings and weekends, for 100% of the population by 1 October 2018. **Access to basic health and dental care** for

local residents has diminished, not increased.

Finally, as stated above, the **pavements of West End Lane and Finchley Road are already overcrowded**, not to mention the **horrendous daily traffic along both thoroughfares**. The entrances and exits of the two tube stations at each end of the plot are also going to become even more overcrowded and dangerous - hotspots for pickpockets, as they already are.

- **Effect on surrounding area (including conservation areas)** - The site is bordered by five conservation areas: South Hampstead Conservation Area; West End Green Conservation Area; Fitzjohns/ Netherhall Conservation Area; Redington/Frognaal Conservation Area; and Belsize Conservation Area and it will negatively impact them all.

As well as those reasons, I feel **misled by the planning and consultation process** because I believe that Landsec were allowed to post inaccurate information through my letterbox that led me to a false understanding of their plans. The leaflet I received from them last year depicted **9-storey buildings, which is not what is planned. This to me seems very much like false advertising.**

Not only this, **but a "promise" of 35% affordable housing is paltry.** The minimum of the minimum is promised, and, as we know, this will most likely be reneged upon.

Why Camden Council - a Labour-led council and therefore in theory a socially progressive one - cannot seem to bring itself to insist on a **more socially beneficial and progressive plan for this site** I do not know. **The area needs open and free sports facilities and**

**outdoor green space, NOT rows upon rows of unaffordable, drab, high-rise flat blocks.** What kind of life are you proposing with this plan for the children already resident in the area, as well as those who will move into the development?

I am deeply disappointed and I am increasingly losing my belief that this Labour-led council cares at all about anything that local residents value. As a hitherto Labour supporter, I feel incredibly let down, and **I am wondering whether my support for Labour at local and national level is a total waste of time.**

**I hope that you take my objections seriously and do not let this plan go ahead.**

Yours sincerely,

Bilal Sabbagh,  
NW6 2NA

From: Sara Dibb  
Sent: 24 May 2022 21:43  
To: David Fowler  
Subject: O2 centre development

Dear Mr Fowler

I would strongly urge you to ensure that the current O2 development plan is scaled down. I am not against developments as such but feel that this one is on far too big a scale for an area that is already very crowded and whose infrastructure eg GPs, Dentists, roads, transport etc. are at full stretch.

So, I would urge you to

- 1 Scale down this development by 50%
- 2 Ensure new infrastructure is built to support it
- 3 Ensure several much needed community spaces are built alongside such as a youth centre and community centre
- 4 Ensure that 40% of the properties are genuinely affordable homes or social housing.

Please do consider these proposals

Yours sincerely  
Sara Dibb NW6 1TY

**From:** Bridget Fitzgerald  
**Sent:** 24 May 2022 21:04  
**To:** David Fowler  
**Subject:** O2 development

I strongly object to this overdevelopment. The infrastructure is not in place to support such a development. The quality of life will be greatly affected for surrounding area i.e. the loss of the O2, overcrowding and poorly designed overall.

We are struggling enough as it is to get medical attention, school places for our children etc.

Bridget Fitzgerald  
NW2 4ER

From: Sharokh Koussari  
Sent: 24 May 2022 20:23  
To: David Fowler  
Subject: O2 development

Dear David

Im a local resident

Im at fiat 3, 24 Priory Road NW6 4SG

I am very concerned about the new development proposal of the O2 centre 1. This will create more traffic , we have enough already 2. The I2 is a great community area with incredible facilities for families and children 3. The Waterstones bookshop is the only remaking bookshop in Finchley Road and as such a cultural necessity 4. The Sainsbury supermarket is likewise a fantastic shopping area used by locals Please can you not give on to big business and ensure we keep our centre Regards

**From:** muna anum  
**Sent:** 24 May 2022 19:59  
**To:** David Fowler  
**Subject:** O2 development Complaint

To whom it may concern:

I am concerned about the 12 tower blocks proposed in Finchley Road O2 centre which will create 6-7 times Camden's Average Density, Overcrowded pavements, services, roads, trains and shops. Inadequate new public green space, Loss of O2 Centre, Sainsbury's and all car parking, too few affordable starter homes and long-term harm to infrastructure and local environment.

Many thanks

Muna Salaad

Swiss Cottage resident



**From:** Jonathan Hosgood  
**Sent:** 24 May 2022 18:22  
**To:** David Fowler  
**Subject:** O2 Redevelopment Objection

I have lived in the area since 2000 and object to the redevelopment plans. The O2 Centre has important local amenities that will be lost, and the infrastructure is insufficient to support the proposed new housing.

There is no need for this redevelopment, it is opportunistic, being launched in a pandemic and not waiting for any recovery in trade, and is favouring a property developer over existing local residents - it is not the councils job to bail out developers. The correct solution is for the developer to write down the land value and repopulate the retail space by making the rent affordable the centre would then be of most benefit to people who live in the area..

Jonathan

From: Sumaira Butt

Sent: 24 May 2022 17:26

To: David Fowler

Subject: Letter of protest regarding West Hampstead Landsec development

NO NO NO

We do not want this development. Impact on sewage, flooding, local and ie ties, overcrowding.

Regards

Sumaira Butt

**From:** Milad Ghayour  
**Sent:** 24 May 2022 17:18  
**To:** David Fowler  
**Subject:** Stop O2 project

To whom it may concern,

I am a resident living in Nw3 area for over 7 years, and I am protesting against your plan which is going to destroy the only shopping center in our area.

This area is already overcrowded, and Finchley road which surrendered O2 center is having unreasonable amount of traffic everyday.

The area is getting more polluted and unsafe, and there isn't enough police to protect our children. GP's overbooked and the tube stations nearby are having lots of commuters already and there isn't any plan to extend the capacity in near future.

I would like to know your plan is against people's wish who's living in this area, therefore we would appreciate a reconsideration.

Best Regards,  
Ahmadreza Ghayour

From: Kenneth Culbert  
Sent: 24 May 2022 16:51  
To: David Fowler  
Subject: tower blocks on West End Lane

Dear Mr. Fowler,

I am writing to you because I am very concerned about the proposal to build fourteen tower blocks on West End Lane and the loss of the O2 Centre. It is difficult to imagine the effect that an additional 5000+ residents will have on drivers using an already congested Finchley Road not to mention the effect on tubes, buses and schools in our area. For many people without cars and who cannot afford to shop at Waitrose, being able to do a weekly shop at Sainsbury's is vital. Homebase is also an amenity people rely on for DIY and gardening supplies as there is nothing comparable within miles.

With these concerns in mind, I hope Camden Council will realise just how misguided these proposals are and cancel its plans to build fourteen tower blocks on West End Lane.

Sincerely,  
Hazel Culbert

**From:** Noam Attar  
**Sent:** 25 May 2022 09:08  
**To:** David Fowler  
**Subject:** O2 centre development

Dear David,

I live on Langland Gardens, just off Finchley Road.

I am writing to you to express my profound concern about the prospective development scheme of the O2 Centre.

The scheme stretches between West End Lane to the O2 centre on Finchley Road. Both roads are main transport route, connecting between central London and North West London.

As of today, we already experience heavy traffic on these two roads and the commute on these roads is already unbearable. Just an example, my commute every morning to take my kids to school takes in South Kilburn takes over one hour, and most of the time is spent on a small section on Finchley road from Landland Gardens up until Swiss Cottage.

I am yet to comprehend how would commute is going to look like with additional 5,000 extra residents.

It feels very irresponsible to approve the plans with the current scheme.

Thanks and I look forward to hearing from you soon.

Noam Attar