

**From:** Marion Joseph  
**Sent:** 25 May 2022 16:37  
**To:** David Fowler  
**Subject:** West Hampstead development

Dear David

I feel the above planned development is totally out of proportion with the current situation in west Hampstead.

The trains, roads, pavements are stretched enough every day and traffic is everything but ideal.

Many thanks and kind regards

M Joseph

**From:** Clare San Martin  
**Sent:** 28 May 2022 19:22  
**To:** David Fowler  
**Subject:** Planning application 2022/0528/P

Dear Mr Fowler,  
Re: Planning Application 2022/0528/P

I am a resident of West Hampstead and would like to register my objection to the redevelopment plans for the O2 centre. I am not opposed to the principle of redeveloping the land and agree that the location is a good one for mixed use and new homes but the plans are not of the quality the area deserves.

1. The scheme has insufficient public open space. It should include a much larger good quality green space as a focal point and a wider well-overlooked green link between West End Lane and Finchley Rd.
2. The tall residential blocks are too close together to provide good quality living space. There will be a lack of sunlight and daylight in interior spaces and a lack of adequate privacy due to the close spacing of the blocks.
3. Midrise mansion blocks would be more in keeping with the character of West Hampstead. The current scheme lacks any coherent narrative and appears grossly over-dense - town cramming at its worst. It should be redesigned using a typology of streets and squares defined by midrise buildings in the form of mansion blocks which are characteristic of the area with mixed uses at ground floor level to support the needs of the community.
4. A scheme of this size in a prominent location should be based on a design code which reflects the character of the area and preserves what residents cherish about their neighbourhood. Local people should be meaningfully involved in preparing the design code and agreeing the range of amenities and types of homes to be provided.
5. The 25m swimming pool, gym and cinema should be retained or reprovided as they are important local amenities. Other non residential uses should be designed to be adaptable over time as shopping, leisure and working patterns change.

As it stands the scheme is a tragic missed opportunity to create a great new urban quarter in this prime location. The poor design will blight the area for generations to come. It is out of scale with the surrounding streets which are predominantly midrise. It really needs to be redesigned.

Yours sincerely,  
Clare San Martin  
34a Pandora Rd  
NW61TT

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**From:** Belinda Lees  
**Sent:** 27 May 2022 14:28  
**To:** David Fowler  
**Subject:** Landsec Development at the O2 centre

Dear Mr Fowler

I would like to object most strongly to Landsec's proposed development of the O2 centre and adjoining land. The proposal for these huge 14 storey plus tower blocks is totally out of keeping with the local architecture of West Hampstead. Not only is the architecture hideous and inhuman, it is a massive overdevelopment of the area and introducing an extra ~2000 households will put an unacceptable strain on the already stretched local services such as collection of rubbish, transport, schools, medical and dental services and also the infrastructure such as water and sewerage.

Please listen to local residents and reject this proposal.

Thank you very much,

With kind regards

Mrs Belinda Lees

2 Banister Mews

London

NW6 3RQ

**From:** Anthony Marangos  
**Sent:** 27 May 2022 10:36  
**To:** David Fowler  
**Subject:** 02

Sir

I applaud Camden Council's effort to create new homes but must object when I see the proposed plans for the 02.

Too many, not enough low-income properties and the removal of so much retail and community space seems ill thought.

I am not a town planner so realise I do not know the full picture, but your plans would destroy the area in many ways.

Please re-think

Please don't build so many and please include open/leisure and retail space. Schools, Surgeries etc. could not cope with such a large infusion of people.

Good Luck  
Yours sincerely  
Anthony

Anthony C Marangos – Managing Director



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**From:** Carole Cowan

**Sent:** 27 May 2022 14:07

**To:** David Fowler

**Subject:** PROPOSED REDEVELOPMENT OF O2 CENTRE FINCHLEY ROAD

I am writing again to protest as loudly as possible about the ridiculous plans to build so many homes on this site. The whole area will be ruined. The proposals are completely over-the-top not only in terms of numbers but the idea that it is planned to demolish the O2 centre and then rebuild the individual parts of it elsewhere in the new development seems a complete waste of time and money. I will accept that the O2 might need a refurb but why destroy something that works and caters for many in the local area just to rebuild bits of it elsewhere and by prohibiting cars make it inaccessible to local residents.

The proposed plans will create a ghetto and not provide any good facilities for anyone.

Please think again. The proposals as they stand are quite simply dreadful.

Mrs. Carole Cowan

**From:** timiko cranwell  
**Sent:** 26 May 2022 22:41  
**To:** David Fowler  
**Subject:** O2 Centre redevelopment

Dear Mr Fowler,

The plans to develop the O2 centre will result in a huge decrease in the quality of life in West Hampstead. Currently it is home to people of all ages including many young families. I have 2 children of my own and I know during the winter months having an indoor area where as toddlers they could move and run out of the rain was a necessary and essential part of life. Putting in 5000 more people with minimal amenities is creating an unlivable neighbourhood where crime and antisocial behaviour will no doubt flourish.

The transport and infrastructure is already at a maximum the crowding at the stations in the mornings is back to being unbearable. It will be out of control with the extra accommodation. Please keep the neighbourhood low rise character of West Hampstead and don't turn it into a concrete jungle of highrise, ugly, soul destroying ghetto.

Thank you

Timiko Cranwell

10 Solent Road NW61TU



From:  
Sent: 26 May 2022 20:23  
To: David Fowler  
Subject: planning 2022/0528/P

Dear Mr Fowler,

I write to employee Camden to not follow the awful plan for the O2 development. It will juts spoil life in West Hampstead, completely. Ugly tower blocks, not enough of which with affordable prices, overcrowded public transport, just too many people in a small village, it will bring everyone's quality fo life down.

This plan is clearly made by greedy people who care nothing about the locals, the environment and the social impact this plan will have. Profit is leading and we, the people living in West Hampstead, feel powerless.

I hope this drop in the ocean will help make a difference, but i have little hope and i will probably end up moving from the ares after 12 years in search for a better place to raise my daughter. Very sad.

Best wishes,  
Lucia Sconosciuto  
NW6 2PS

From: linda stein  
Sent: 26 May 2022 13:09  
To: David Fowler  
Subject: Fwd: O2 redevelopment

I am absolutely appalled at this proposed scheme.

The density is way too high, no consideration has been given to light (or lack thereof) and it is highly likely the whole area will become a haven for drug dealers and assorted illegal activity. Also no thought about the highly detrimental effect on local neighbourhood

Please do not approve this scheme.

**From:** Yvonne Light

**Sent:** 26 May 2022 12:59

**To:** David Fowler

**Subject:** Comments on O2 development 2022/0528/P.

I have lived round the corner from the O2 centre for 20 years and am quite aware that some change is needed in the area.

But I feel the number of newbuild homes planned is too many for the infrastructure and local services, as well as spoiling the skyline.

I work in the local community mental health team and this will have a massive impact on our already overstretched resources, adding potentially hundreds to our caseload.

Please take this into consideration when looking at the plans.

Yvonne Light

**From:** Mehdi

**Sent:** 25 May 2022 12:12

**To:** David Fowler

**Subject:** : O2 Centre proposed development

Dear Mr Fowler

I am writing to object to the proposed development of the O2 Centre

This will create a lot more traffic and this really cannot be sustained

Finchley Road is already congested enough

Further my wife and I use the O2 Centre to do our shopping , entertain

our grandkids and other facilities. We do not need another block of flats here.

Many thanks

Mehdi and Shirin Koussari

19 Bukingham Mansions

353 West End Lane,

London

NW6 1LR