

From: Shyam Hegde
Sent: 31 May 2022 22:40
To: David Fowler
Cc: Tasanee Hegde
Subject: Planning Application 2022/0528/P - OBJECTION

Dear Mr Fowler,

I am writing to you as a resident of Camden Council for all my life, and for the last 15 years a resident of the Finchley Road & South Hampstead area.

I would like to please convey my and my family's totally heart-felt objections to the planning application that has been submitted to Camden Council for the O2 Centre site and the adjoining land from West End Lane to Finchley Road.

I believe this project is:

- Much too large for the existing residential and commercial area
- Much too high-rise (12 tower blocks each 12-15 storeys high)
- Much too lengthy a process (proposed 15 years elapsed time, I believe)
- Much too densely populated (6-7 times Camden's average density)
- Lacking in foresight to reduce over-population and resulting environmental damage and pollution right next to an already over-polluted A road (A41).
- Lacking in foresight to increase the amount of open free space next to an already over-polluted A road (A41).
- Lacking in realisation of the value of the existing services at the O2 Centre (Sainsbury's, Homebase, Cinemas, Bookshops, Restaurants etc.)

I would please request that you put this on record as a formal objection from myself and my household.

Best regards & Kind Wishes,
Shyam Hegde

Shyam Hegde,
162 Goldhurst Terrace, South Hampstead, London, NW6 3HP

From: Omar Bekka
Sent: 02 June 2022 15:52
To: David Fowler
Subject: Planning application 2022/0528/P

Dear Mr Fowler,

I felt a sense of dread when I saw an image of what the projected Landesc housing development would look like. If It should be approved in its present form it would cause untold damage to the area for generations to come. It would simply be unsustainable. Similar housing estates from the sixties in South London are being demolished.

You have the power to stop it or at least modify it.

Thank you in advance.

Kind regards

A Akka

@ 49 Canfield Gardens NW6 3JL

From: Kate Young
Sent: 03 June 2022 18:07
To: David Fowler
Subject: Planning Application 2022/0528/P

Dear David Fowler,

As a resident of Greencroft Gardens I am writing to express my extremely strong objection to the proposed development for the O2 Centre site. I have spoken to dozens of local residents and I am yet to meet 1 person who is in support of this. Not only will it cause massive overcrowding in an already busy area and put huge strain on all local amenities and infrastructure, but it will ruin the skyline of our currently beautiful neighbourhood and deprive us of what has become a much-loved and used part of our community: the O2 Centre and Homebase.

I would like it registered that no one who lives in this area wants this monstrosity to be built and I object in the strongest possible way to the building of high rise buildings on this plot of land.

Yours sincerely,

Katharine Young

From: Hephzibah Kaplan
Sent: 03 June 2022 14:04
To: David Fowler
Subject: Fwd: opposition to planning - O2 centre

Dear Mr Fowler,

I would like to register my opposition to the demolition of the O2 Centre. It is our local meeting place for films and food. It has useful shops there.

Offering further accommodation in an already densely populated area where every house, like ours in Greencroft Gardens, already is converted into 7 flats x 3 people = 21 people per building with less room for parking and the need for even more rubbish bins that brim over for the foxes – will lead to the general degradation of our area.

Please do not take away the one place where we can meet people in our community.

Furthermore – this will have a major impact on traffic flow on the Finchley Road which already gets bottle-necked with cars and buses. The environmental impact of increased pollution, exhaust, building materials, noise of trucks etc is a **SERIOUS** consideration to the residents.

Thank you,
Hephzibah Kaplan

From:
Sent: 01 June 2022 20:13
To: David Fowler
Subject: O2 development plan

Dear David Fowler

I have been told that it's still not too late to send comments on the planned development and that they should be sent to you.

I'm a Camden resident living very close to the site, just round the corner from West Hampstead tube station. Although I fully support an initiative to use the large parking space between the existing O2 Centre and Homebase to provide more homes, there are major aspects of the planning proposal which I strongly object to. I have looked closely at some of the documents accompanying the planning application and attended one of the open evenings offered by the developers in the O2 Centre, where I was able to ask questions and see the 3-D model of the planned development.

My main objection is the scale of the proposed housing, both in terms of the number of people to be housed and the scale of the buildings themselves. Despite the projections of the developers about footfall and the impact on local transport, it is quite obvious that a lot more people will be using the stations at West Hampstead and the already very inadequate pavements connecting the stations in West End Lane, leading to potentially dangerous over-crowding.

The height of the residential blocks is completely out-of-scale with houses in surrounding roads and will create a long wall of blocks that dominates the local landscape of low-rise buildings, many of which are in a Conservation area. The scale is inhuman and presents a bleak, de-humanising vision of the future from Camden Planning, in which individuals are packed as densely as possible into tower blocks over-shadowing each other with no regard for future residents' well-being and mental health. It is sheer greed on the part of the developers - and, if approved, of Camden Council.

The provision of adequate health centres and schools is an issue which I have not found properly addressed in the planning documentation. Nor the provision of commercial facilities, by closing down the existing Sainsbury's and Homebase and substituting a much smaller supermarket, as I understand it.

There are no large supermarkets in the area, excluding Waitrose at Finchley Road: both Finchley Road and West End Lane simply have small stores, with no provision for car-parking to carry heavy loads of shopping. The O2 Centre is already blighted. It used to offer a range of popular restaurants and cafes, a multi-plex cinema, a bookshop and a furniture store. Many businesses have already closed. This very valuable local centre has already been destroyed by planning blight. It is the duty of Camden Planning to ensure that the needs of the estimated 4000 future residents are adequately catered for.

Residents of Camden expect Camden Council to act in their interests and maintain a decent, humane and caring approach to the quality of life in the Borough, as Camden council professes to do. The approval of this proposal as it stands, without any attempt to modify the plans, would be a shameful act destroying confidence in the Council.

Regards

David Wilson
22A West Hampstead Mews, London NW6 3BB

From: Brian Kaplan
Sent: 03 June 2022 13:49
To: David Fowler
Subject: Regarding 2022/0528/P

Dear Mr Fowler,

I have been given your email address to air my opposition to planning permission case 2022/0528/P

I live in Greencroft Gardens and oppose the demolition of the 02 Centre as it's one of the few community based areas in our part of London and have spent many happy times there.

I also think it seems wrong to build more homes in an area that is very densely populated compared to other areas in Camden.

Thank you,
Dr Brian Kaplan
102 Greencroft Gardens

From: Alexander Petrenko

Sent: 03 June 2022 14:03

To: David Fowler

Subject: O2 Centre.

Dear David,

Please make an effort to stop the construction of 14 tower blocks on the place of the O2 centre.

This is terrible for the residents around:

- Removing the best supermarket, carpark and shopping centre in the area
- Increasing crime rates and population density by 5000+ people!

Regards,

Alexandr Petrenko

From: Kunj Shah
Sent: 05 June 2022 16:48
To: David Fowler
Subject: Rejection of Planning Application 2022/0528/P

Dear Mr Fowler / Planning Officer

Re: Rejection of Planning Application 2022/0528/P

As a registered voter, living in the Camden borough, I want to register my rejection of planning application 2022/0528/P and the proposed over development of the O2 Centre.

I am very concerned about the consequential impact on overcrowded pavements, increased demands on government services, roads, transport and shops when the knock-on effects of COVID on the retail sector is being felt significantly as is the effect of inflation and rising food and energy costs.

The removal of the O2 Centre, Sainsbury's and car park would be very detrimental and leave only Waitrose as the primary supermarket for the Finchley Road area which is not competitively fair for persons of all income or non-income levels, let alone facilities such as Virgin health club.

The unexplained or known impact on local infrastructure demands (we already have a tube strike on Monday 6 June and that alone in such a well connected area is highly problematic) without even mention of the impact to local environment, especially given in recent times the increase in fox-observed disturbing activities.

Rafi Miah

Dear Mr Fowler,

Re. Planning Application 2022/0528/P

I, a concerned resident of South Hampstead, am writing to object to the above planning proposal in its present form. I am in the 35-40 age bracket and have the following concerns:

1. Environmental

Finchley Road is already choked with traffic round the clock, has atrocious air quality, challenges with crime and is ALREADY extremely anti-pedestrian, favouring vehicles over any form of street life and enjoyment of the local area and businesses. Businesses that should be thriving are suffering because the road is an eyesore filled with toxic fumes and fast-moving traffic, instead of a vibrant pedestrian community. There is ALREADY a relative shortage of green spaces in the South Hampstead and West Hampstead areas relative to the population size compared to many other parts of London, and this redevelopment is an opportunity to correct that, rather than building large blocks of flats which will present additional eyesores, occlude sunlight, leave too little room for green space, and ultimately further contribute to the toxic congestion on Finchley Road that threatens the health of its residents, every day. Let's not make a severe problem even worse than it already is.

2. Quality of Life

The areas around the O2 centre, with the exception of Finchley Road and its congested, anti-pedestrian design, are wonderful areas to live offering a good mix of peace and quiet with busy shopping and thriving leisure opportunities, well-connected by public transport. The addition of so many blocks of flats, with anything above 4 or 5 stories, will put that quality of life at risk by supplementing the population density on the very narrow pavements, car-friendly but anti-pedestrian layouts of major thoroughfares such as West End Lane.

3. Transport

Disabled people and people with strollers etc. already struggle to get around with long and crowded staircases at Finchley Road and West Hampstead underground stations. This problem will be exacerbated by the large infusion of people these housing developments will bring, further reducing mobility and access to a segment of the local population.

West Hampstead and surrounding areas are wonderful places to live. The proposed redevelopment of the O2 site, for the reasons above, as well as many others omitted in this letter, jeopardizes this status. If we are going to redevelop a site, let's make the area better, not worse.

Yours sincerely,

Andrew Abrams
106 Priory Road
NW6 3NS

From: nicholas gilbert
Sent: 31 May 2022 16:43
To: David Fowler
Subject: Planning application 2022/0528/p

Dear David,

I am a local house owner and business in West Hampstead and Finchley Road. I am very concerned that the already overcrowded pavements during rush hour will be woeful unable to take the huge increase in people that will be living in this proposed scheme.

Not only that but the retail in both the O2 Center and sainsburys and B & Q would be a huge loss to the community.

Why is this scheme being considered as it seems to be 6/7 times the normal density of allowable schemes.

The overcrowding will badly affect the pavements,roads,trains and shops.

Not only this it has too few affordable starter homes and would have a long term harm to infrastructure that is already under huge stress and adds very little to the community or environment.

Please respond as to why policy is potentially being ignored on this particular development.

It would seem that Land securities are trying to negotiate a smaller scheme than this but still one that flouts and ignores the planning policies.

Yours faithfully

Nicholas gilbert

209 goldhurst terrace.