

From: terry doran
Sent: 27 June 2022 16:56
To: David Fowler
Subject: 0528/P

Dear Sir...

we were led to believe the plan for the space where the O2 centre is located would be replaced with a small parade of shops with tree lined roads a cinema a park, but the actual reality is that it will now going to be a huge council estate, with 12 to 15 story high blocks of flats, which will destroy the leafy suburb of West Hampstead as we have always known it, a nice and safe part of London, the proposed huge estate will put a great strain on the roads and services in the area, and we know that big estates breed crime and trouble, i would then please urge you to reconsider the huge changes and save West Hampstead, Thank you.

best regards

Terry

Canfield Gardens

From:

Sent: 01 July 2022 08:33

To: David Fowler

Subject: Planning Application 2022/0528/P

Dear David,

As a local resident we strongly disagree with this proposal.
The Finchley Road is already a dense artery of traffic, commuters/pedestrians and this is going to further compromise quality of life in the area in the short and long term.

Please let us know if you need any further information .

Cheers,

Michelle Bradfield and Lucian Trestler
Flat 2, 25a Compayne Gardens, NW63DD

From: Luigi Pampaloni
Sent: 03 July 2022 12:32
To: David Fowler
Subject: O2 Sainsbury's site Application 2022/0528/P

As a local resident, I strongly object to this planning permission due to the following reasons:

1. The development, is a destructive over-development of the site – 6x Camden average density.
2. The heights of the towers are out of keeping with the surrounding landscape and conservation areas.
3. It brings 4500-5000 new residents to the area – which existing infrastructure cannot sustain.
4. West End Lane & Finchley Road tube stations have no step-free access, are heavily congested at peak times with already-overcrowded trains. There is no guarantee that new access arrangements will be part of this development.
5. Around Finchley Road there are already quite a lot building sites building massive houses... I believe green space and parking spaces need to grow with number of population

Please refuse this application.

Luigi
Resident in Priory Road



Subject:

Objection to development proposal 2022/0528/P



As a local resident for 10 years I strongly object to the proposal to redevelop the O2 and car park area with this dense, high-rise development. The height of the proposed buildings is massively out of line with and will hugely overshadow (literally) the local area, a Conservation Area. I took an active part in responding twice, constructively and in detail, during the developer's initial consultation process, but they have ignored all responses that object to the size and height of proposed tower blocks. It should also be noted that the initial designs did not reveal any details of the height of the proposed buildings or their density – this has only become apparent in later proposals, and the proposed link between Blackburn Road and Finchley Road now looks to be a narrow, overshadowed way rather than a safe and welcoming "broadwalk" as it appeared to be in the initial designs.

The O2, while it has been affected by the pandemic drop in footfall, has such potential to be reinvigorated as an important community hub with new shops and creative ways of using the spaces. It still provides essential leisure and shopping facilities for a great number of local people, many of whom visit on foot already. Taking away these local facilities (and Homebase, the only gardening/DIY centre within anything like walking distance) will mean more people have to drive, and further, to other facilities. The environmental costs of demolishing this still relatively new building and rebuilding in its place should not be ignored.

The developer claims it will replace the O2 amenities with new ones but there seem to be no guarantees in place that any of the proposed improvements to amenities will actually be implemented – if ANY redevelopment of this zone is permitted, the council MUST ensure that the developer is legally bound to provide all improvements promised, and to strict deadlines.

In summary this is a dangerously overblown proposal that should be refused in its entirety. The local transport links and amenities cannot take the impact, and the density and tower-block design will not foster a strong sense of community. We need more (***affordable***) housing but this is not the solution. Lower-density developments, which may result in slightly less profit for the developers but which gradually increase local population and are well integrated into the local area, are better all round.

Ruby Cowling

From: Rosie Ashton

Sent: 11 July 2022 07:06

To: Planning

Subject: O2 Centre redevelopment - 2022/0528/P

Good morning,

I am in favour of the O2 redevelopment on Finchley Road, and I have lived in this area for 8 years. I'm a qualified architect and a property professional, and I can re-assure you that developing an ex-retail space on a main road for much needed housing is far better than developing in a much more sensitive location. In fact, it may even create a buffer from the main road (Finchley Road) to other existing residential areas.

Is the current O2 centre an architectural masterpiece? is it historic? Is it listed? No. It houses redundant A-use class space. The area is currently a shelter for the homeless and a big bus stop for National Express. Any place-making proposed here would be hugely welcome.

Finchley Road is the least gentrified area in NW3/ NW6 and this development may help with that. If not, at least it will provide housing in a non-sensitive location, as well as regeneration.

Discount Market Rent is a good thing - it enables the "squeezed" to be able to afford renting in the area. These are people like you and me. It's usually key workers - teachers, nurses etc - that need to live locally but also aren't on benefits (so can't apply for traditional Affordable Housing).

Is a 1990's cheap development really worth saving? I don't think so

From: James L. Hunt

Sent: 21 July 2022 14:16

To: David Fowler

Subject: public comment on Landsec O2 development - application# 2022/0528/P

I'm registering my opposition to this scheme for the reasons described below.

The application fails to conform to the basic planning principles of the Mayor's London plan, the Camden Local Plan, the FG&WH Neighbourhood development plan or either of Camden's site allocation plans -2013 & 2019 (draft).

In the recently adopted Supplementary Planning Document the intention for the O2 Centre is to create a **mixed use** '*new place*', for residential, retail, leisure, workspace and community uses. This application does not provide such a mix of uses. It is 89% residential, 11% commercial and only 0.1%.for local community use.

According to London Plan D9 and the FG&WH Neighbourhood Plan – the buildings proposed are not appropriate for a low and mid-rise neighbourhood and insensitive to both the heritage of the surrounding four conservation areas and the structure, typology and views of existing buildings in the neighbourhood.

The Greater London Authority (Mayor of London Assembly) says in its assessment of the O2 application that: 'The applicant should ...consider means to reduce the level of harm to heritage assets and townscape, and better respond to Policy D9. and separation distances between homes should be increased.'

Also in the context of transport access, the GLA state tht: 'The safeguarding of areas of land for the improvement of adjacent stations is required and ...Improved bus access and infrastructure must be secured.' Landsec own only 4.5 hectares of the land area - none of it adjacent to the stations - and their vague offer of a 'financial contribution' to tube station improvements does not ensure adequate step-free access or any meaningful transport upgrade within the outline scheme.

This application breaches the majority of the ten characteristics of quality design identified in The National Design Guide: the buildings are overbearing, massed too close together and intrusive with overly formalised public spaces and something called a 'lateral park' which is pure invention.

Fundamentally, design quality is traded in for the overcapacity proposed and the dogmatic ambition to secure c1,800 homes - almost double the density in the emerging site allocation WHI2 (950 homes). The results are alienating and unimaginative architecture which puts profit and P.R. before people. If Camden 'co-designed' this scheme- the council should repent and refuse planning.

Finally, in the current weather extremes, before planning permission is granted, there should be more detail about calculations for both the embodied carbon as energy consumed in manufacturing, delivering and installing the materials to build, and fit-out the buildings, and their disposal at end of life as well as and the operational carbon associated with energy used in the proposed buildings for heating, cooling, ventilation, lighting, hot water, and other equipment.

There is no justification for such cynical and harmful overdevelopment and it should be refused by the planning committee.

James L. Hunt-

From: Margaret Philips
Sent: 27 July 2022 13:13
To: David Fowler
Subject: Objection

37 Dennington Park Road
Nw6 1BB

Dear Mr Fowler, ref: 2022/0528/P Having now received and reviewed a copy of the Planning Representations from the Confederation of Local Community Groups, please accept my own objections to this planning application which are fully represented by the Confederation's detailed objections which have already been filed. Yours sincerely,

Margaret Philips

From: Ross Tyler
Sent: 27 July 2022 13:03
To: David Fowler; Planning
Subject: O2 Centre Site Residential Tower Blocks

Dear Mr Fowler,

ref: 2022/0528/P

Having now received and reviewed a copy of the Planning Representations from the Confederation of Local Community Groups, please accept my own objections to this planning application which are fully represented by the Confederation's detailed objections which have already been filed.

Regards,

Ross Tyler
83 Canfield Gardens

From: yeng maxwell
Sent: 27 July 2022 12:06
To: David Fowler; Planning
Subject: Re: 2022/0528/P02/Landsec Development

Dear Mr Fowler,

Our Objections to 2022/0528/P02/Landsec Development

We live on the North side directly facing the proposed development site.

We have received and reviewed a copy of the Planning Representations from the Confederation of Local Community Groups, and know for a fact that the Confederation's detailed objections have already been filed with your office.

Please accept our own objections to this planning application which are fully represented by the said Confederation's detailed objections.

We ask you and appreciate your taking into account our own objections to Landsec's application.

Many thanks.

Yours sincerely

Mr and Mrs J Maxwell
36 Rosemont Road
London
NW3 6NE

From: michelle hui
Sent: 23 June 2022 21:48
To: David Fowler
Subject: O2 redevelopment objection

Hello David,

I am a resident of West Hampstead and writing to object to the O2 redevelopment plans. I understand the need for affordable housing and the redevelopment of that area, however I believe that Camden and Landsec's approach is purely driven by money and corporate profits and not to serve the needs of current and potential residents. The sheer density of the buildings (height and number) does not keep in mind the neighbourhood's community, the services available and the road and transportation logistics.

The proposals as they are presented by Landsec are more in line with inner urban city living not with the current neighbourhood. It is shocking in both the number of buildings being proposed and the height of each building!

I'm not optimistic in residents being able to fight back against powerful and rich Landsec and Camden council as I'm sure there is far too much money involved. But I am voicing my opinion in the hope that there will be enough of us to push for Landsec and Camden to at least re-consider the plans and scale it down to something reasonable.

Regards,
Michelle