
From: K Matsuoka [REDACTED]
Sent: 02 August 2022 18:07
To: David Fowler; Planning Planning
Subject: Ref: 2022/0528/P



Dear Mr Fowler,

I received a copy of The O2 Centre - Representations from the Confederation of Local Community Groups recently which I understand has already been filed. I am writing to say that I am objecting to this planning application for the reasons given clearly and in detail in this document which I fully support.

Yours sincerely,

Kumiko Matsuoka
Top Floor Flat
105 Greencroft Gardens
London NW6 3PE

Sent from [Mail](#) for Windows

From: Ranjit Prasad [REDACTED]
Sent: 04 August 2022 13:50
To: David Fowler; Planning Planning
Subject: Ref: 2022/0528/P



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

Ranjit Prasad
97 Priory Road, NW6 3NL

Ranjit Prasad
[REDACTED]

From: [REDACTED]
Sent: 04 August 2022 14:25
To: David.Fowler@camden.co.uk
Cc: Planning Planning
Subject: Ref : 2022/0528/P the 02 / Landsec development

Dear Mr Fowler,

Ref : 2022/0528/P the 02 / Landsec development

I am a long term resident of Camden and live in Rosemont Road which is opposite the development site. I have received and reviewed a copy of the Planning Representations from the Confederation of Local Community Groups. Please accept my own objections to the above planning development which are fully represented by the Confederations detailed objections which have already been filed.

I am seriously concerned about this proposed development. L.B. Camden and Landsec both know that there is very considerable opposition to the very negative impact of this imposing development .It is vital that Camden reconsider this development and does not ignore what people feel about their neighbourhood and their environment. This proposed master plan is far too big. It would totally dominate the entire area and overwhelm other buildings and homes in the vicinity. The massive overbearing structures would obscure the skyline from near and far. Creating a long row of so many tower blocks so close together with little or no space in between them would dwarf the other buildings and homes in the local area.

It would also negatively reduce natural light throughout the seasons in my own home and neighbouring homes. It leaves no potential for further green space or infrastructure including public services to accommodate the very high population of this proposed new development (dwellings v hectare)

As a major conservation area alongside these concerns is that the design is out of character with local architecture and its environment. There is nothing in the development which show any respect towards the domestic scale, history and ambience of this area.

People have chosen to live here because they appreciate the quality of Victorian and Edwardian architectural style of the locale.

I also observe that the amount of green space shown in the plans is very inadequate and seriously questionable and does in no way compensate for the unacceptable height of the buildings or the intended density of the new incoming population in the proposed development.

There is no potential or capacity in this development or in the surrounding remaining areas for further Levelling Up. In a world where Levelling Up and cohesion are an aspiration, the design of this development would certainly create more of a division instead.

Furthermore, the Council will have already been made aware by many others who are objecting to this proposed development that it fails to conform not only to national policies but also local policies.

I find myself astonished and utterly dismayed that the Council appears to want to set aside such vitally important guidance and standards which have been widely agreed in consultation nationally and locally.

I do not know what the Council would really hope to gain from allowing this over-development, but certainly there will be too few affordable homes, even less social housing provision, and too great a loss to what is already a highly densely populated area for a proposed development of this size eg (dwellings v. hectare) is unacceptable.

This is in no way a satisfactory model to increase affordable homes in this area. It is too big a sacrifice.

The 02 centre is a relatively new building and provides valued amenities. It is less offensive in scale than the proposed plan and could be improved rather than being wastefully demolished.

If Camden Council permits this development in its present form and allows a large corporation to dictate our environment when there is such strong reasoned and plausible opposition to its design it may have irrevocable

consequences on residents and future environment, another dreadful legacy for Camden. This is not Canary Wharf or Kings Cross.

I don't know why a large development corporation could not come up with a more innovative and more appropriate design. Landsecs consultations were farcical and they ignored the relevant and considered feedback.

Please listen to your local residents and consider the impact that this present plan will have in the area now and in the future.

Yours sincerely
G Phillips

Flat 3,
17 Rosemont Road,
NW3 6NG

From: Ranjit Prasad
Sent: 04 August 2022 13:50
To: David Fowler; Planning
Subject: Ref: 2022/0528/P

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

Ranjit Prasad
97 Priory Road, NW6 3NL

Ranjit Prasad

From: SUSAN LAWRENCE [REDACTED]
Sent: 04 August 2022 17:26
To: Planning Planning
Subject: Objection to O2 development

Dear Sirs,

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.

Never in my experience has a proposed development been so destructive of a local area, or so contrary to the needs of its residents.

Regards
Susan Sabey
West Hampstead

Sent from my iPad

From:

Sent: 04 August 2022 21:51

To: David Fowler

Cc: Planning

Subject: OBJECTIONS Ref : 2022/0528/P the 02 / Landsec development

Dear Mr Fowler,

Ref : 2022/0528/P the 02 / Landsec development

I am a long term resident of Camden and live in Rosemont Road which is opposite the development site.

I have received and reviewed a copy of the Planning Representations from the Confederation of Local Community Groups. Please accept my own objections to the above planning development which are fully represented by the Confederations detailed objections which have already been filed.

I am seriously concerned about this proposed development. L.B. Camden and Landsec both know that there is very considerable opposition to the very negative impact of this imposing development .It is vital that Camden reconsider this development and does not ignore what people feel about their neighbourhood and their environment.

This proposed master plan is far too big. It would totally dominate the entire area and overwhelm other buildings and homes in the vicinity. The massive overbearing structures would obscure the skyline from near and far. Creating a long row of so many tower blocks so close together with little or no space in between them would dwarf the other buildings and homes in the local area.

It would also negatively reduce natural light throughout the seasons in my own home and neighbouring homes.

It leaves no potential for further green space or infrastructure including public services to accommodate the very high population of this proposed new development (dwellings v hectare)

As a major conservation area alongside these concerns is that the design is out of character with local architecture and its environment. There is nothing in the development which show any respect towards

the domestic scale, history and ambience of this area. The development would be visible from much of the conservation areas.

People have chosen to live here because they appreciate the quality of Victorian and Edwardian architectural style of the locale.

I also observe that the amount of green space shown in the plans is very inadequate and seriously questionable and does in no way compensate for the unacceptable height of the buildings or the intended density of the new incoming population in the proposed development.

There is no potential or capacity in this development or in the surrounding remaining areas for further Levelling Up. In a world where Levelling Up and cohesion are an aspiration, the design of this development would certainly create more of a division instead.

Furthermore the Council will have already been made aware by many others who are objecting to this proposed development that it fails to conform not only to national policies but also local policies.

I find myself astonished and utterly dismayed that the Council appears to want to set aside such vitally important guidance and standards which have been widely agreed in consultation nationally and locally.

I do not know what the Council would really hope to gain from allowing this over-development, but certainly there will be too few affordable homes, even less social housing provision, and too great a loss to what is already a highly densely populated area for a proposed development of this size eg (dwellings v. hectare) is unacceptable.

This is in no way a satisfactory model to increase affordable homes in this area. It is too big a sacrifice.

The O2 centre is a relatively new building and provides valued amenities. It is less offensive in scale than the proposed plan and could be improved rather than being wastefully demolished.

If Camden Council permits this development in its present form and allows a large corporation to dictate our environment when there is such strong reasoned and plausible opposition to its design it may have irrevocable consequences on residents and future environment, another dreadful legacy for Camden. This is not Canary Wharf or Kings Cross.

I don't know why a large development corporation could not come up with a more innovative and more appropriate design. Landsecs consultations were farcical and they ignored the relevant and considered feedback.

Please listen to your local residents and consider the impact that this present plan will have in the area now and in the future.

Yours sincerely

Geraldine Phillips

Flat 3, 17 Rosemont Road,
NW3 6NG

From: SUSAN LAWRENCE
Sent: 04 August 2022 17:20
To: David Fowler
Subject: Objection to proposed O2 development

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.

Never in my experience has a proposed development been so destructive of a local area, or so contrary to the needs of its residents.

Regards
Susan Sabey
West Hampstead

From: Maria Peakin
Sent: 04 August 2022 15:23
To: David Fowler; Planning
Subject: Objection: 2022/0528/P

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
Maria Peakin
67 Canfield Gardens
NW6 3EA

From: K Matsuoka
Sent: 02 August 2022 18:07
To: David Fowler; Planning
Subject: Ref: 2022/0528/P

Dear Mr Fowler,

I received a copy of The O2 Centre - Representations from the Confederation of Local Community Groups recently which I understand has already been filed. I am writing to say that I am objecting to this planning application for the reasons given clearly and in detail in this document which I fully support.

Yours sincerely,

Kumiko Matsuoka
Top Floor Flat
105 Greencroft Gardens
London NW6 3PE

9 Princess Court, 74 Compayne Gardens,
London NW6 3RX

[REDACTED]

27th July, 2022

Dear Mr Fowler,

Landsec project for O2 Centre

I understand that the Confederation of Local Community Groups have submitted their detailed objections to the proposed development of the O2 Centre.

I have not followed all the detail of the objections. But I have attended several meetings, mostly on Zoom, about this project. I spoke to Landsec advisers on site during the Consultation period. I do not object to the redevelopment of the area in principle; I recognise the need for housing.

But I **do object** to the massive scale of the project and the density of population proposed. I endorse the suggestion that something more akin to the Rowley Way estate be substituted for Landsec's current plans.

Yours sincerely,

[REDACTED]

E. B. W. Luke (Miss)

Mr David Fowler,
Camden Planning Dept.,
London Borough of Camden,
5 Pancras Square, London N1C 4AG