
From: Lorrie Dannecker [REDACTED]
Sent: 07 August 2022 01:12
To: David Fowler
Cc: Planning Planning
Subject: O2 Centre Redevelopment Planning Application 2022/0528/P

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Dear Mr Fowler

Ref: 2022/0528P

I have seen a copy of the representations from the Confederation of Local Community Groups which set out detailed objections to this application. I have also seen the NNA's additional comments. Please accept my own objections to this application which are fully reflected by both submissions.

Best wishes,
Lorrie Dannecker
[REDACTED]

From: Tim Herbert-Smith [REDACTED]
Sent: 07 August 2022 16:57
To: David Fowler; Planning Planning
Subject: Proposed O2 Centre Development - ref 2022/0528/P

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Dear Mr Fowler,

As a resident of Compayne Gardens within the South Hampstead Conservation Area, I have previously commented on the Council's West Hampstead Interchange consultation document & Landsec's original proposals expressing concern at the density, height & massing of proposed development on this site, as well as expressing concerns about sufficient mixed use, affordable housing, community benefit & pressure on local infrastructure. These views have been made by many others & it is therefore extremely concerning that the developers have failed to take these concerns into account to any meaningful extent in this application. It makes a nonsense of the whole consultation process.

As a result, the local community has had to invest a vast amount of time & expense in preparing representations & objections.

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

Regards

Tim Herbert-Smith

Sent from [Mail](#) for Windows

From: Ylenia Ramos [REDACTED]
Sent: 07 August 2022 21:20
To: David Fowler; Planning Planning
Subject: ref: 2022/0528/P

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Dear Mr. Fowler,

ref: 2022/0528/P

I live in the South Hampstead Area and 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.

With particular concerns about:

- infrastructure of the area to provide for this additional number of households,
- visual impact to the skyline (we recently had to do so much work for upgrading to double-glazed windows, whose visual impact is insignificant when compared to the proposed planning)
- and the over-representation of 1- and 2-bedrooms dwellings (which indicates total disregard of the necessities of communities in the area and the emphasis on commercial interest only)

Regards,

Ylenia Ramos

From: David Thomas [REDACTED]
Sent: 08 August 2022 07:44
To: Planning Planning
Subject: Application 2022/0528/P O2 Redevelopment Proposals

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

We have seen a copy of the representations from the Confederation of Local Community Groups which set out detailed objections to this application. Please accept our own objections to this application which are fully reflected by this submission.

Yours sincerely

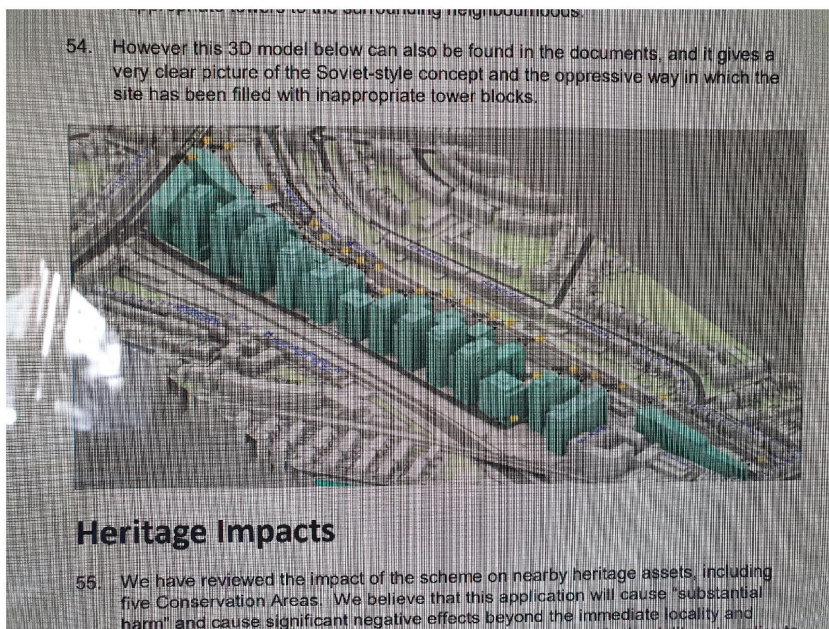
Henrietta Goodden and David Thomas
[REDACTED]

From: [REDACTED]
Sent: 08 August 2022 09:30
To: David Fowler
Cc: Planning Planning
Subject: RE: 2022/0528/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mr Fowler

I apologise for taking up too much of your time, but I understand that it is important continue to stress my strong objection to this planning application. I imagine you have seen the submission from the Confederation of Local Community Groups, but I wanted to include this picture from page 20. I find this truly shocking and hope the Council agree. If this application is allowed it will be a blight for decades to come.



Yours sincerely

Michael Orwell

Subject: RE: 2022/0528/P

Dear Mr Orwell,

Nice to speak to you and thanks for your email. This will be uploaded on our website and taken into account in our determination.

Thanks,

David

David Fowler
Deputy Team Leader



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: michael.orwell@btinternet.com <michael.orwell@btinternet.com>
Sent: 24 February 2022 16:07
To: David Fowler <David.Fowler@camden.gov.uk>
Subject: 2022/0528/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mr Fowler

Application: 2022/0528/P (O2 masterplan)

Thanks for speaking to me just now. I fully understand that the Council needs to balance the needs for additional housing against the impacts of this development, but would like to suggest respectfully that the proposed application is significantly too large in terms of massing, height, and housing density.

In particular (as I am sure you are aware):

1. The tallest building is described as being some 55m above ground level (DAS part 1 page 118). This appears to be very significantly above all other buildings in the area (twice the height of JW3).
2. Although the applicants have of course made the most of drawings showing greenery including roof greenery, the proposed buildings (as per DAS p114) are actually a monolithic series of some 18 tower blocks (it is hard to distinguish which blocks are separate from each other) which utterly dominate the site. The minimal spaces between some of these blocks could well be dark wind tunnels, especially during the winter months.
3. I understand the proposed housing density is far and above the recommended level. Despite a pressing need for housing, I hope Camden is not considering abandoning this principle which is in place for a very good reason.

4. Despite the fine words in the application, the development in no way reflects the vernacular of the housing to the south, north or east as can again be seen on DAS page 114.

In summary therefore, I wish to object to this development. I am not averse to housing on this site, but the developers have given far too much emphasis to maximizing their financial return at the expense of both those who would live in the proposed development and all those who live in the neighbourhood. Whilst not being a planning expert, my lay opinion is that this development should be reduced in scope and density by at least 50%. In other words, some cosmetic tinkering which the applicants have no doubt already anticipated, will be in no way sufficient.

Please let me know if this objection will be registered or whether I need to use the portal in addition.

Yours sincerely

Michael Orwel



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From: Lorrie Dannecker

Sent: 07 August 2022 01:12

To: David Fowler

Cc: Planning

Subject: O2 Centre Redevelopment Planning Application 2022/0528/P

Dear Mr Fowler

Ref: 2022/0528P

I have seen a copy of the representations from the Confederation of Local Community Groups which set out detailed objections to this application. I have also seen the NNA's additional comments. Please accept my own objections to this application which are fully reflected by both submissions.

Best wishes,

Lorrie Dannecker

3 Nutley Terrace

London NW3 5BX

From: David Findlay
Sent: 05 August 2022 16:17
To: David Fowler; Planning
Subject: O2 Centre Redevelopment Objection

Dear Mr Fowler

Ref: 2022/0528P

I have seen a copy of the representations from the Confederation of Local Community Groups which set out detailed objections to this application:

http://www.southhampstead.info/uploads/1/3/7/5/137534388/o2_centre_-_representations_on_behalf_of_the_confederation_of_local_community_groups_final.pdf

I have also seen the NNA's additional comments - see attached.

Please accept my own objections to this application which are fully reflected by both submissions.

Thank you

David Findlay
Flat 3
3 Netherhall Gardens
London, NW3 5RN

Planning application 2022/0528/P: O2 Centre Redevelopment

Comments of the Netherhall Neighbourhood Association (NNA)

The NNA supports the detailed objections filed by the Confederation of Local Community Groups on 25 July. We have grave concerns in particular about the design and density of the proposed housing, the lack of green space, the social implications of living in high rise blocks, and the issue of affordability.

There are two aspects of the proposals on which we wish to make additional comments as they have a direct impact on our area: the demolition of the O2 Centre and the inadequate transport provision.

Demolition of the O2 Centre

The O2 Centre is located very close to our area and is highly valued by local residents. It would be a huge loss if it were destroyed. The proposals for its replacement are nowhere near equivalent to the facilities currently available. Demolition is unnecessary – the Centre was completed only 24 years ago – and contrary to current environmental policy. Good practice is now focused on retaining and refurbishing existing buildings wherever possible; it is a far more sustainable solution.

The new proposals make no provision for parking. This area has a higher proportion of elderly and disabled people than other parts of Camden. It also on a steep incline. Netherhall Gardens, the road nearest to the O2, is significantly higher than Finchley Road. Whichever way you cross Finchley Road, whether by the underpass or at one of the traffic lights, it involves a steep walk uphill. It is simply impracticable to expect people with any form of mobility impairment to do that, least of all carrying heavy shopping.

The car park is used not only for Sainsbury's and Homebase customers but cinema-goers and visitors to the other amenities at the O2. The absence of any parking space will effectively preclude those who find it difficult to walk there from using the new amenities.

Transport infrastructure

We are very concerned about the impact of the proposals on the existing transport infrastructure. It is not at all clear that either capacity or access has been properly factored into the planning. Two stations bordering the redevelopment site are particularly relevant to our neighbourhood: Finchley Road (Underground) and Finchley & Frognal (Overground).

Both present problems for elderly people, those with a mobility impairment (even a temporary one, like a sprained ankle), parents with buggies, and anyone with heavy luggage. They struggle with the stairs to access the platforms or to reach the exit. For many people it is impossible to use either station. With the widely anticipated increase in passenger numbers, it will be even more difficult. Step-free access is long overdue at both stations, and the requisite funding must be made a priority. The need is even greater now, given the reduction in bus routes along Finchley Road.

In addition, the pavement between Finchley Road underground station and the O2 Centre is already dangerously overcrowded at the stop for coaches and airport buses and near the entrance to the tube station. With many more people in the area, pedestrians will inevitably walk round the queues and may be tempted to spill into the road. It is an accident waiting to happen.

From: CLAIRE JULIAN
Sent: 09 August 2022 09:14
To: David Fowler
Subject: Ref 2022/0528P

Dear Mr Fowler,

Re: 2022/0528P

I have seen a copy of the representations from the Confederation of Local Community Groups setting out detailed objections to the above application. I have also seen the NNA's additional comments.

On seeing the photographs, I am astonished that such a dense development, without thought for its impact on traffic and parking, should be thought to be desirable for those who might live in it, and to be in keeping with the existing surroundings.

Please accept my own objections to this application which are fully reflected by both submissions and my comments above.

Yours sincerely,
Claire Julian

+++++

Claire Julian
Flat 1
7 Netherhall Gardens
London NW3 5RN

From: Elizabeth Breeze
Sent: 08 August 2022 19:49
To: David Fowler; Planning
Cc: Elizabeth Breeze
Subject: Objection to the proposed O2 Centre 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.

The Confederation have set out numerous points whereby the proposal fails to comply with area plans. I can't see that such a development would be pleasant to live in or near. My priorities are social and affordable housing (truly affordable), green space and play space (you cannot be ignorant of how important these are) and community services.

Regards
Elizabeth Breeze
40 Compayne Gardens

From: Bryan Edery
Sent: 07 August 2022 11:49
To: David Fowler
Subject: Ref: 2022/0528P

Dear Mr Fowler

Ref: 2022/0528P

I have seen a copy of the representations from the Confederation of Local Community Groups which set out detailed objections to this application. I have also seen the NNA's additional comments. Please accept my own objections to this application which are fully reflected by both submissions.

Best wishes

Bryan Edery
Flat 6
8 Maresfield Gardens
London NW3 5SU
(I have owned and lived in this property since September 2011)