
From: [REDACTED]
Sent: 09 August 2022 15:51
To: David Fowler
Cc: Planning Planning
Subject: o2 redevelopment proposal

[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

[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.

Regards
Fiona Freeman

From: John Zangwill [REDACTED]
Sent: 09 August 2022 15:24
To: David Fowler; Planning Planning
Subject: Ref: 2022/0528P

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Dear Mr Fowler

Ref: 2022/0528P

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In addition, my family make regular use of:

- VW
- Homebase
- Sainsburys
- Vue

Therefore we will be very negatively impacted by this development.

I am sure that virtually all existing residents in the area will be negatively impacted.

As the submissions explain, the project is completely inappropriate.

This has been done before: in 1965 the hideous Chalcots Estate was approved with similar justifications. It has blighted the entire Adelaide area ever since.

We should not make the same mistake again. This proposal should be rejected.

In addition, the marketing of the proposal is disingenuous to say the least. The pictures posted in the O2 bear no resemblance to the reality in the planning proposal.

Best regards,
John Zangwill

From: Nick Zangwill [REDACTED]
Sent: 09 August 2022 21:29
To: Planning Planning; David Fowler
Subject: Ref: 2022/0528P

[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.

I agree with the various objections from community groups, but would like to add that this plan is a textbook disaster, in many respects, and will make an obvious crime hub in Camden.
Was nothing learned in the 1960s?

Yours, Nick Zangwill
[REDACTED]

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

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

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

From: Elizabeth Breeze [REDACTED]
Sent: 08 August 2022 19:49
To: David Fowler; Planning 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:
Sent: 09 August 2022 15:51
To: David Fowler
Cc: Planning
Subject: o2 redevelopment proposal

Dear Mr Fowler

[Ref: 2022/0528P](#)

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Regards
Fiona Freeman

From: Nick Zangwill
Sent: 09 August 2022 21:29
To: Planning; David Fowler
Subject: Ref: 2022/0528P

I agree with the various objections from community groups, but would like to add that this plan is a textbook disaster, in many respects, and will make an obvious crime hub in Camden.

Was nothing learned in the 1960s?

Yours, Nick Zangwill
13 Langland Gardens NW36QD.

From: Barbara Abraham
Sent: 10 August 2022 19:06
To: David Fowler; Planning
Subject: O2 Redevelopment - 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. Please accept my own objections to this application which are fully reflected by this submission.

Yours sincerely

Barbara Abraham
15 Howitt Close, NW3 4LX

From: ANNE KOLLAR
Sent: 08 August 2022 08:20
To: David Fowler
Subject: O2 Center plans

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.

It is incomprehensible to me that permission could ever be given to such a hideously conceived project. My attitude doesn't arise from simply NIMBYism or rejection of change, since I do appreciate that more housing is a real need, but the proposed plans will completely and negatively alter the character of the existing neighbourhood and cram ugly high-rise blocks into an unattractive (trains hammering by on both sides and the polluted Finchley road at the end) patch of land. The self-interested description of a 'green space park' where we can sit and enjoy the singing of the birds is absurd, and we all know it. Traffic will increase horribly, not only during the construction process but - even if not a single resident of the complex owns a car - in providing essential services such as food delivery, repairs, moving in and out, taxis, medical visits etc. to thousands of people.

Neither do I think that Landsec can be trusted to maintain the property - look at the state of the O2 as it is ...the neglected planters for example, the bushes allowed to die and the bases left in place as ugly ashtrays and rubbish bins. Where are the flowers we envy in other neighbourhoods? Graffiti and pavement filth is already a blight on the increasingly depressed-looking Finchley Road, and with the joint management of Landsec and Veolia, there will quickly be more of the same in the new neighbourhood. The O2 building is a huge

uncapitalised neighbourhood asset: somewhere warm and dry to go in the winter which provides services, recreation, and a meeting place for all ages. Without the O2 and the parking associated with it, the neighbourhood will be somewhere one has to *leave* to find a cinema, a swimming pool and gym, affordable and accessible home/garden necessities and more.

I urge you to reject the plans as they exist and, as our representatives, to insist on something on a more appropriate scale and with retention and improvement of the O2.

Sincerely yours,

Anne Kollar
Netherhall Gardens