

**From:** A J Thomas  
**Sent:** 16 August 2022 14:06  
**To:** David Fowler; Planning  
**Subject:** O2 Centre plans - objection

Dear Mr Fowler,

ref: Planning application 2022/0528/P

Having received and reviewed a copy of the Planning Representations from the West Hampstead Neighbourhood Development Forum, a member of the Confederation of Local Community Groups, I wish formally to object to this planning application. My objections are fully represented by the Confederation's detailed objections which have already been submitted.

My own objections centre on four key matters:

- 1) The substantial contribution this development will make to the already very high degree of traffic and pedestrian congestion in the surrounding area, on Finchley Road, West End Lane and the nearby rail stations
- 2) The ugly visual bulk, anti-aspirational design and Soviet-style density of this development, none of which is remotely in keeping with the surrounding area - or indeed anywhere in London
- 3) The degree to which this development will contribute to the "heatsink" effect, in terms of increased energy consumption, heat generation, and heat retention
- 4) The plan's failure to provide the fundamental public facilities that a modern society relies upon, such as GP and dental surgeries, additional school facilities, and other public amenities such as libraries and sports facilities.

Finally, I would like to draw your attention to the fundamental lack of trust amongst residents that the developer will be held to account to provide the amenities mentioned in point (4) above as part of any future phase. They are - and this I find scandalous - notably lacking in the initial phase, which is *precisely* where they are supposed to be.

Yours sincerely

Andrew Thomas

**From:** David Freedman

**Sent:** 16 August 2022 12:40

**To:** David Fowler

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

**Importance:** High

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.

As a local resident in Maresfield Gardens, please accept my own objections to this application which are fully reflected by both submissions.

Regards

Rachel Freedman

**From:** Rachel Freedman

**Sent:** 16 August 2022 12:22

**To:** David Fowler

**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.

As a local resident in Maresfield Gardens, please accept my own objections to this application which are fully reflected by both submissions.

Regards

Rachel Freedman

**From:** Pamela Frazer

**Sent:** 12 August 2022 18:07

**To:** David Fowler ; Planning

**Subject:** Re: Finchley Road, O2 centre development scheme. 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 very strong objections to this planning application which are fully represented by the Confederation's detailed objections which have already been submitted.

Yours truly,

Pamela Frazer

**From:**

**Sent:** 12 August 2022 17:53

**To:** David Fowler; Planning

**Subject:** O2 and adjacent car park building plan - objection

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 submitted. I have read the documents and agree with most of their conclusions about the excessive density and size of the development.

Best wishes  
Richard Meares  
NW6 1QU

**From:** clive cawley  
**Sent:** 13 August 2022 18:17  
**To:** David Fowler  
**Subject:** O2 centre

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 submitted.

Clive Cawley

**From:** Carol Schonauer  
**Sent:** 15 August 2022 15:40  
**To:** David Fowler  
**Subject:** O2 Centre planning Application

"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 submitted.

I cannot say more or better, except that I am appalled that the council should have countenanced this application at all, and also considering the debacle of the Swiss Cottage development. If this goes ahead it will be regarded in the future as an absolute travesty of what a planning decision should be about.

Carol Schonauer  
103 Canfield Gardens,  
NW6 3DY

**From:** Hilmar Schonauer  
**Sent:** 15 August 2022 16:26  
**To:** David Fowler  
**Subject:** O2 Centre planning application

"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 submitted.

Although I'm now a retired Architect, I nevertheless am still interested in what's going on in the environment around me. In this context I am appalled that the council should have countenanced this application at all and also considering the debacle of the Swiss Cottage development. If this goes ahead it will be regarded in the future as an absolute travesty of what a planning decision should be about. Of course it would at the same time also reflect the general political attitude that's prevailing right now.

Hilmar Schonauer  
103 Canfield Gardens,  
NW6 3DY



**From:** Jonathan Isaacs  
**Sent:** 12 August 2022 19:21  
**To:** David Fowler  
**Subject:** O2 Centre planning objection

"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 submitted.

Yours sincerely,

Jonathan Isaacs

West End Lane resident

**From:** Castorina, Tim  
**Sent:** 15 August 2022 19:07  
**To:** David Fowler; Planning  
**Cc:** Castorina, Tim  
**Subject:** Application for the redevelopment of the O2 Centre site

Dear Mr Fowler,

**Ref: 2022/0528/P**

I have received and reviewed a copy of the Planning Representations from the Confederation of Local Community Groups in relation to the redevelopment of the O2 Centre site.

Please also accept my own objections to this planning application, which are fully represented by the Confederation's detailed objections which have already been filed.

I support the principle of redeveloping the O2 site, which includes a lot of wasted space currently dedicated to parking but I would like to see the O2 Centre retained and improved. I use its facilities – in particular its two supermarkets and the Virgin gym - on a very regular basis (2-3 times per week), and I occasionally use the cinema and restaurants.

The proposals that have been put forward are to my mind completely out of line with the planning policy context whose aim has been to optimise the use of the site through a design-led approach.

Instead, the proposals fail due to their excessive and unnecessary height and Soviet-style density, with insufficient green space. I am concerned about the unambitious design and the social and environmental impact that so many high and densely packed buildings will have on the community, which already suffers from congested tube lines and insufficient GP provision. I am equally concerned about the proposals' impact on the five local Conservations Areas which will be completely dwarfed by these plans for towers rising to over 100 metres across 10 development lots.

In light of the above considerations, and in line with the Planning Representations from the Confederation of Local Community Groups, I urge Camden Council to reject the current planning application.

Best regards

Tim Castorina

40 Compayne Gardens  
NW6 3RY

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