

**From:** lizmatar  
**Sent:** 05 January 2023 18:20  
**To:** David Fowler  
**Subject:** O2 Centre

Dear Mr. Fowler,

Will outline below my feelings re the proposed development of the O2 Centre.

- The estimated construction schedule will be a nightmare for those living/shopping nearby in terms of noise, dust etc.
- The nearest underground station at Finchley Rd would need to be modernized and extended
- Many residents in the area use Sainsburys and it is one of the main benefits of living in this part of N. W. London The only other large supermarket is Waitrose and several people I've spoken to in Rowley Way, where I live, would find that too expensive
- The development would seriously impact transport which is already busy

These are my main concerns, or those that directly affect me, though I could list many more negatives. I do hope Camden will re-consider as the present situation is both convenient, manageable and suits residents in this part of London. It would be great if Camden really did take into consideration the thoughts of residents - but they rarely do.

Elizabeth Matar

**From:** Kate Ainscow  
**Sent:** 08 January 2023 09:13  
**To:** David Fowler  
**Subject:** 02 dev

Hi David,

I saw your article regarding the 02 development in the CNJ and have concerns about it, too.

I see the new buildings underway on West End Lane to provide more homes which is already a considerable development.

West End Lane is often at a standstill with traffic and pollution which means avoiding lingering on the High street even now.

I understand more homes are needed but I feel worried about where it is going.

Kate Ainscow

**From:** Marcia MacLeod  
**Sent:** 10 January 2023 14:19  
**To:** David Fowler  
**Subject:** O2 Development

From: Marcia MacLeod, Flat 1, 31 Dennington Park Road, London NW6 1BB

Dear Mr Fowler

I have objected to the O2 development plans more than once - but to reiterate:

I would like to object to the current plans for re-developing the O2 Centre for the following reasons:

1. The proposed housing density is way too high; I believe it's the highest in Europe. The area lacks sufficient resources for even half the number of proposed new homes and unless Landsec can guarantee an appropriate number of new doctors, dentists and school places, there will be nowhere for new residents to access these services.
2. Even if half the proposed number of new residents commute into work, the public transport system would not be able to cope. It doesn't matter if Landsec builds a new entrance to the underground, there are times when people cannot access the platform because there is simply no room. As trains run at three-minute intervals, I believe, it is not possible to add more trains. People will not be able to get to work. The weekend crowds are often almost as bad - and the situation is the same on London Overground and Thameslink. Where are these extra people meant to go?
3. Not only is there insufficient green space, but benches and a few trees will only act as a magnet for kids with nothing to do, alcoholics and drug addicts and make it unsafe for most people to walk through after dark, and possibly even in daylight.
4. The proposal to drop all parking, except for a few disabled spaces for residents, is not acceptable, whatever Camden Council thinks. We need a full-size supermarket, not another Sainsbury's Local, Tesco Metro or Little Waitrose. And those wanting to do a big shop will need parking as the human being is limited as to the number of bags one can carry. Parking is also required for the heavily pregnant, those with small children and disabled non residents -

or those who are not registered disabled, but find it hard to get around on foot or public transport. Not everyone wants to shop online, as the statistics post-Covid prove: those who did so during Covid are not always sticking with home deliveries.

5. 'Affordable' housing is not cheap enough for key workers. Any 'affordable' housing should actually be social housing, designed for nurses, police, public transport workers, postal workers, etc. There is too big a concentration on smaller units and not enough family accommodation.

6. The design is ugly. Why can't developers use the much more attractive Victorian or Edwardian design, in red brick, to match the majority of West Hampstead's existing housing stock?

I believe that were the existing plans to be approved and built, it would lead to unacceptable pressures on local amenities and, in turn, to an increase in noise, litter, vandalism, loitering, theft and other crimes, not only because of the 'linear park' and the extra temptation for thieves, but because people whose lives are squeezed by extra pressures lose respect for their neighbourhood and any relevant authorities. If we are treated so badly by the council and developers, why should we care about our environment?

ent?

**From:** Jenny Woolf  
**Sent:** 12 January 2023 16:15  
**To:** David Fowler  
**Subject:** O2 centre.

Dear Mr Fowler

In response to your New Journal ad, I think the O2 development will actively harm this area, and add nothing useful or pleasant to it at all. On a personal level I will be very sorry to lose Sainsburys, which is the only large supermarket in the area where you can buy everyday needs like kids clothing, sheets and towels, toys, etc.

On a more general level, adding thousands more people to this area when both main roads leading to the site are already incredibly congested is simply dangerous. . Now that the cases of Covid in Camden are on the rise, it is worrying to be forced up against other people or at risk of being pushed into the busy road. Walking in West End Lane is even worse, as it is an old thoroughfare which has never been adequately widened. Since the proposed development is apparently supposed to be car free, there will be extra thousands on foot in the area. And, while that is true, allowing more cars onto the extremely polluted and crowded main roads is equally bad. Local people know that the tubes are already at full capacity, without disabled access. What are the elderly, frail and disabled supposed to do if the area is deliberately made into an overcrowded inconvenient mess?

Also, having listened to some of the Grenfell enquiry myself I know that the government has been systematically getting rid of "red tape" as it likes to call building regulations, and it is crucial to avoid thinking that just because something is legal these days, that it would be safe. This is not the case. The quality of life of unfortunate residents of these flats crammed in that noisy dirty space is their own affair, but their lives and the lives of their family should not be endangered. So I feel that the council has a real responsibility to do all it can to prevent this development from going ahead and I very much hope it will not be allowed.

Sincerely, Jenny Woolf.  
17 Canfield Gardens, London NW6 3JP

**From:** Jennifer Thomas  
**Sent:** 15 January 2023 11:27  
**To:** David Fowler  
**Subject:** Thousands of flats!

If not millions!

West Hampstead was a pleasant place to live - WHO is making all these decisions to fill every nook and cranny with more and more 6-10 stories of flats?

We have lost so many amenities (garden centre, Wickes, walks) to massive buildings - flats which no-one lives in - because they are always dark....

It's shocking....and is happening in Willesden, Kilburn and all over

London.....its a good job we die -so won't see and experience this frightening overcrowding....

B and Q in Cricklewood and the O2 centre next - how can it be stopped? It's madness!

Enough is enough..... Jenny Thomas

**From:** Samir Mamode

**Sent:** 14 January 2023 15:27

**To:** David Fowler

**Subject:** Planning reference 2022/0528/P - Letter of support for redevelopment of the O2 Centre Masterplan

Samir Mamode  
11 Saltcrum Crescent  
W9 3JR

Dear David,

I am writing to support the O2 Centre Masterplan proposals (2022/0528/P).

Yours sincerely,

Samir Mamode



**From:** Michael Gerrard

**Sent:** 14 January 2023 15:27

**To:** David Fowler

**Subject:** Planning reference 2022/0528/P - O2 Centre Masterplan - letter of support

Michael Gerrard

105 eade rd manor house n4 1tj

London

NW4 1TJ

Dear David,

I am writing to support the O2 Centre Masterplan proposals (2022/0528/P).

I support this scheme as I believe that housing is needed with social housing as well and that the car park should be removed with the amount of pollution cars bring to London.

Yours sincerely,

Michael Gerrard

**From:** David merricks

**Sent:** 14 January 2023 01:16

**To:** David Fowler

**Subject:** Planning reference 2022/0528/P - Supporting the O2 Centre Masterplan proposals

David merricks

NW3 5UB

Dear David,

I am writing to support the O2 Centre Masterplan proposals (2022/0528/P).

Housing better than a carpark

Yours sincerely,

David merricks

**From:** Suleiman osman

**Sent:** 14 January 2023 01:16

**To:** David Fowler

**Subject:** Planning reference 2022/0528/P - O2 Centre Masterplan - letter of support

Suleiman osman  
NW3 3NY

Dear David,

I am writing to support the O2 Centre Masterplan proposals (2022/0528/P).

Yours sincerely,

Suleiman osman

**From:** Tom James

**Sent:** 01 November 2022 10:57

**To:** David Fowler

**Subject:** O2 Centre Proposals, planning reference 2022/0528/P

Hello David,

I'm writing to you as a resident of West Hampstead (38A Lowfield Road, NW6 2PR) to make clear that I object to the proposals to redevelop the O2 Centre.

My objection rests solely on one thing: the height of the buildings, and the sheer number of people who might end up living there. The buildings are in many places 15 storeys high - that's absolutely enormous. The new flats at West Hampstead Square (next to the overground station, on top of Marks and Spencers) rise to 9 storeys, and dominate the area completely. To pretend that people, families and children might want to sit and spend time in public spaces at the bottom of 15 storey skyscrapers is comical.

In addition, the impact of this many people on West Hampstead will be disastrous, unless major changes are made to public transport/the road system in West Hampstead. Everyday I walk with my children along West End Lane, across the road bridge between the tube and the overground, and past the Thameslink station. Every single day the traffic is snarled up, and polluting the area. Every single day, the pavements are full to bursting. Every single day, drivers speed recklessly over the humps, far exceeding the speed limit.

This is happening now - without an extra 1000 flats full of people. Whatever is built on the site, Camden needs to consider taking brave action to limit or address the traffic in West Hampstead - potentially by closing the road between the stations, and creating a pedestrian realm there.

To be clear, I support the green space and pedestrian/cycle links that will be provided by the scheme. I support the architecture. I support the ambition to house a larger number of people. However, the profit/greed inbuilt in the scheme needs to be addressed. As a local authority, Camden needs to step up and say: build away, make millions in profit, but it can only be a certain number of storeys. Beyond that: no.

Many thanks for your time (and I'm sure you're getting a lot of these kind of emails at the moment!).

Tom James  
38A Lowfield Road,  
London,  
NW6 2PR