



Subject:

Reference Planning Application: 2022/0528/P.



Dear Camden Planning Committee,

I would like to take this opportunity to object to the current Landsec proposals for the development of the O2 Centre site (O2 Masterplan DAS 16-09022).

My objections, as a local resident, are as follows:

The current application is fundamentally and fatally flawed and needs to be withdrawn or rejected by the planning committee.

These relate to concerns with the areas of height, density, demolition of the existing O2 Centre and the poor use of green space.

I live in Lithos Road and I am seriously concerned of the shadowing impacts that this development will have on the light that comes into my property.

There is already limited daylight light provision at the front of my social housing block and such a large and heightened development will have a further negative impact on the light that Lithos Road receives. The density of this project, particularly in relation to the housing blocks and density of the housing proposal, raises further concerns relating to 'human warehousing'.

With proposals of 1,800 units of housing.

I am also aware of the Metropolitan Police's objections, in relation to the pre-application. In fact the first sentence of the comment from their 'Design Out Crime Office' stated that '*I cannot support this application*'. The inference being that this development and density will increase crime.

There are also the concerns that such a development will have on infrastructure. For example, water supply, sewage, access to GP's, NHS and Social Services and the local underground.

Thames Water have already raised concerns, as the area is prone to flooding. An increase to the population will have a further negative impact and strain on these services.

Indeed the housing proposed falls short of Camden Council's own standards for affordable housing. A close inspection indicates that there will only be 104 homes for social rent.

There is also the environmental effect of the demolition of the existing O2 Centre.

I am concerned as to what affect this will have on my health.

I will be also forwarding this e mail to all planning committee members.

Yours sincerely

James Kelly
Flat B