

DP4761/DM/AMM

29 June 2021

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Dear Sir/Madam,

LAND TO THE SOUTH OF GORDON HOUSE ROAD BOUNDED BY RAILWAY LINES TO THE EAST, WEST AND SOUTH, KNOWN AS MURPHY'S YARD

APPLICATION FOR OUTLINE PLANNING PERMISSION (TOWN AND COUNTRY PLANNING ACT 1990)

On behalf of our client, Folgate Estates Ltd, please find enclosed an application seeking outline planning permission for the above site. The application seeks outline consent for the following:

'Outline planning permission with all matters reserved for the demolition of existing buildings and structures and redevelopment to be carried out in phases (with each phase being an independent act of development) comprising the following mix of uses: residential (Use Class C3), residential institution (Use Class C2), industrial (Use Class B2 and/or B8), commercial floorspace (Class E), flexible commercial and Sui Generis floorspace (Use Class E and/or Sui Generis Use), Community (F1 and/or F2), Sui Generis, and cycle and vehicle parking, refuse and recycling storage, plant, highway and access improvements, amenity space, landscape and public realm improvements, and all associated works.'

Application Summary

The vision for Murphy's Yard is one of a characterful, playful and accommodating place for all; seeking to link existing communities through the provision of exceptional public realm, community space, workspace and a significant number of new homes, designed by award winning architects, Studio Egret West.

Folgate Estates Ltd ("the Applicant") is seeking to comprehensively redevelop the Site in a number of separate phases to provide a maximum of 95,000 sqm (GEA) of commercial uses including industrial, retail and leisure, office, research and development, healthcare, residential institution, community and sui generis floorspace along with a minimum of 750 (and up to 825) residential dwellings. The Development will also provide significant, high quality open space including a new route from Kentish Town to Gospel Oak known as the Heath Line, public realm and associated works.



The submitted Development Specification, Design Code and Parameter Plans are submitted for approval and will act as 'Control Documents' which future applications for Reserved Matters must comply with, including minimum and maximum land use floorspace caps and maximum building heights.

The Development has been subject to extensive pre-application discussions with London Borough of Camden Officers and the Greater London Authority, as well as key local stakeholders who have shaped the development proposals. The result is an exciting regeneration opportunity to transform a brownfield site identified for development into a new sustainable location for commercial and residential floorspace in an employment-led mixed-use scheme of exceptional design quality that has been assessed by an independent Design Review Panel twice.

The Applicant has also been committed to engaging with the local community on the emerging proposals for the Site and engaged extensively with residents and stakeholders in tandem with pre-application discussions. Throughout the process, the Applicant received a wide variety of feedback from local people and has sought to take on board comments where possible and to provide explanation and responses to local residents on key issues such as height, scale, massing, affordable housing, sustainability of the scheme, green connections through the site and impact on the viewing corridor from Kentish Town. The proposed development will offer significant and extensive community benefits.

The proposed redevelopment is considered compatible for its Locally Significant Industrial Site (LSIS) planning policy designation, providing an uplift of industrial floorspace and furthering its function, whilst creating a mixed-use neighbourhood which supports a range of other uses to create a strong and vibrant new place in line with national, regional and local planning policy objectives. The accompanying Commercial Strategy sets out a vision for how this floorspace could come forward as the Development progresses. The Applicant is also committed to supporting local businesses and a key focus of the commercial strategy for Murphy's Yard is to complement Kentish Town's thriving business community that need a new supply of space to enable businesses to continue to grow and safeguard jobs and opportunities within the borough.

As such, the proposals are considered to constitute sustainable development and are in accordance with the development plan. Suitable conditions, CIL and Section 106 Obligations will ensure delivery of the significant benefits offered by the proposals.

Application Documents

Please find the following enclosed documents sought for approval:

1. Parameter Plans 1-14 by Studio Egret West ("SEW") – Including Location Plan. Please Refer to Planning Drawing Issue Sheet;
2. Design Code by SEW [Parts 1 - 6];
3. Development Specification by DP9.

The following additional documents in support of the application:

4. Completed Application Forms and Certificate [[Please see explanatory text below](#)];
5. Design and Access Statement by SEW [Parts 1 – 21];
6. Planning and Regeneration Statement by DP9;
7. Affordable Housing Statement by DS2;



8. Financial Viability Assessment (Redacted Version) by DS2;
9. Commercial Strategy Report by Hedge, Cushman & Wakefield and AND;
10. Retail and Office Sequential Site and Impact Assessment by Urban Shape;
11. Needs Based Assessment for Healthcare by Cushman & Wakefield LLP;
12. Statement of Community Involvement by Kanda [Parts 1 – 14];
13. Framework Travel Plan by Curtins;
14. Healthy Streets Transport Assessment by Curtins;
15. Outline Delivery and Servicing Plan by Curtins;
16. Outline Construction Logistics Plan by Curtins;
17. Car Parking Management Plan by Curtins;
18. Waste Strategy Plan by Hoare Lea;
19. Energy Strategy by Hoare Lea;
20. Outline Circular Economy Statement by Hoare Lea;
21. Whole Life Carbon Assessment by Hoare Lea [in Excel format];
22. Sustainability Statement by Hoare Lea;
23. Health Impact Assessment by Volterra;
24. Arboricultural Impact Assessment (including Arboricultural Survey) by Arbeco;
25. Ecological Impact Assessment by The Ecology Consultancy;
26. Bat Surveys by The Ecology Consultancy;
27. Biodiversity Net Gain Assessment by The Ecology Consultancy;
28. Basement Impact Assessment by Arup;
29. Basement Impact Assessment Proforma by Arup;
30. Flood Risk Assessment and Drainage Strategy Report by Arup;
31. Camden SUDS Proforma by Arup [in Excel format];
32. Outline Fire Strategy by Elementa;
33. Report on Ground Investigation by Ian Farmer Associates [Parts 1 – 2];
34. Archaeological Desk-Based Assessment by RPS;
35. Built Heritage Statement by RPS;
36. Employment and Training Strategy by Folgate Estates Ltd;
37. Construction and Environmental Management Plan by Stace;
38. Draft Construction/ Demolition Management Plan Proforma signed by Folgate Estates Ltd;
39. Air Quality Proforma by Air Quality Consultants [in Excel format];
40. Daylight Potential and Overshadowing Assessment by GIA;
41. Daylight and Sunlight Impacts Report by GIA (Part 1-2 + appendix);
42. Environmental Statement (“ES”) by Trium unless stated otherwise:
 - Volume I: ES Main Report:
 - Chapter 1: Introduction
 - Chapter 2: EIA Methodology
 - Chapter 3: Alternatives and Design Evolution
 - Chapter 4: The Proposed Development [Parts 1 – 2]
 - Chapter 5: Demolition and Construction
 - Chapter 6: Socio-Economics and Health by Volterra
 - Chapter 7: Traffic and Transport by Curtins
 - Chapter 8: Air Quality by Air Quality Consultants Ltd
 - Chapter 9: Noise and Vibration by Sandy Brown Ltd
 - Chapter 10: Daylight, Sunlight, Overshadowing and Solar Glare by GIA



- Chapter 11: Wind Microclimate by Wintech Consultants (Europe) Ltd [Parts 1-5]
- Chapter 12: Greenhouse Gas Emissions by Air Quality Consultants Ltd
- Chapter 13: Built Heritage by RPS
- Chapter 14: Effect Interactions
- Chapter 15: Likely Significant Effects and Conclusions
- Chapter 16: Environmental Management, Mitigation and Monitoring Schedule
- Chapter 17: Glossary and Abbreviations
- Volume II: Townscape and Visual Impact Assessment (“TVIA”) by Peter Stewart Consultancy [Parts 1 – 16]
- Volume III: Technical Appendices
- Volume IV: Transport Assessment by Curtins [Parts 1 – 3]
- Non-Technical Summary (“NTS”)

The application fee of £16,676.00 has been paid for via BACS transfer.

Consultation Website

Please note copies of the key submission documents listed above will also be available on the dedicated Murphy’s Yard project website which can be found at the following address:

<https://murphysyardconsultation.co.uk/>

Application Form

The application form should be read in conjunction with the following explanatory points:

- Question 6 – Heights
 - Only maximum AODs are being sought for approval therefore storeys have not been provided (marked as 0). Please refer to the Development Specification for further information.
- Question 9 – Development Dates
 - Please note that these dates are estimates only and will depend on the date of decision, signing of the S106 and subsequent approval of RMAs and any conditions.
- Question 12 – Existing and Proposed Uses
 - Please note planning permission is being sought for Gross External Area (GEA) not Gross Internal Area (GIA). These figures are indicative only. Please refer to the Development Specification for full details and Use Classifications as not all of the proposed uses could be specified on the forms.
 - A breakdown of the non-commercial uses has not been provided as the application forms will automatically total up the floorspace resulting in a significantly larger number than the maximum total cap which may lead to confusion.



- Question 13 – Parking
 - A Site-Wide Framework Travel Plan has been submitted in support of the Application setting out a strategy for promoting sustainable modes of transport during the life of the Development and reducing the reliance on car use in the future. The provision of car parking in the Development will be reviewed in accordance with the site-wide Travel Plan and opportunities taken to minimise the provision of car parking as the Development evolves and confirmed at Reserved Matters Stage. Please refer to the Development Specification for disabled and operational car parking standards.
 - There are circa 240 existing parking spaces on Site. This is not referenced on the application forms as it shows as an overall reduction of spaces without inputting any proposed spaces.

- Question 14 – Electric Parking
 - All disabled and operational car parking spaces will be provided with electric charging points, to be confirmed at Reserved Matters Stage. Please refer to the Development Specification for disabled and operational car parking standards.

- Question 17 – Residential Units
 - Please note this table is based on the maximum residential indicative unit mix as outlined in Section 5.2.6 of the DAS. Details of unit tenure and sizes will be confirmed at Reserved Matters Stage.
 - Please refer to Q12 for total residential GIA gained. This is marked as 0 on the form as it automatically adds up the GIA from the table above, which is to be confirmed at Reserved Matter Stage.

- Question 19 – Other Residential Accommodation
 - The planning application form requires a breakdown of number of rooms and level of detail which is unknown at this stage for Older Persons Care Home (Use Class C2). Although it should be noted that the outline proposals seek consent for up to 8,000 sqm GEA of residential institution (Use Class C2) which could come forward in Plot I. This will be confirmed at Reserved Matters Stage.

- Question 17 – Urban Greening Factor
 - Please note this score is based on the illustrative masterplan. UGF can only be estimated at this time as future RMAs will establish the exact proportions of differing types of landscaping which need to be factored into UGF calculations.

- Question 21 – Utilities – Internet Connections
 - All residential units will be served with fibre internet connections. The maximum number of residential units (825) has therefore been noted on the application forms. This will be confirmed in future RMAs.
 - All non-residential units will be served with fibre internet connections. The application form states 0 as the number of units is known at this stage and will be confirmed in future RMAs.



Summary

We trust that the above and enclosed information is sufficient for the validation and registration of the application, however if any additional details are required please do not hesitate to contact Alexandra Milne or Nona Jones from this office.

Yours faithfully,



DP9 Ltd