

Conservation Area Advisory Committee

Advisory Committee	Dartmouth Park
Application ref	2021/3225/P
Address	Murphy's Yard Land to the south of Gordon House Road bounded by railway lines to the east, west and south and accessed from Gordon House Road, Sanderson Close and Greenwood Place London NW5
Planning Officer	Jonathan McClue
Comments by	21 Feb 2022
Proposal	<p>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 18 development plots (for the purposes of consultation: including buildings with a maximum height of 113.45m AOD) for the following mix of uses: [750-825] residential units (Use Class C3), [up to 8,000sqm GEA] residential institution floorspace (Use Class C2), [a minimum of 40,461sqm GEA] industrial floorspace within Use Classes E(g)(iii), B2 and B8 and [up to 8,150sqm] general industrial and/or storage floorspace [Use Class B2 and/or B8], commercial floorspace (Class E) including [up to 36,043sqm GEA] light industrial floorspace (Class E(g)(iii)), [up to 34,500sqm GEA] office floorspace, [up to 36,000sqm GEA] research and development floorspace (Class E(g)(ii)), and [up to 16,000sqm] healthcare floorspace (Class E(e)), [1,300-3,650sqm GEA] flexible commercial and sui generis floorspace (Use Class E and/or Sui Generis Use), [300-1,300sqm GEA] community floorspace (F1 and/or F2), [up to 1,500sqm] flexible mixed-use space (Class Sui Generis), and cycle and vehicle parking, refuse and recycling storage, plant, highway and access improvements, amenity space, landscape and public realm improvements including new pedestrian and cycle routes, and all associated works [for the purposes of consultation]. THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT</p>
Objection	Yes

Conservation Area Advisory Committee

Comment Yes

Observations

The Dartmouth Park Conservation Area is located north east of the Murphy's site and is shielded from it by the north London line which runs into Gospel Oak station. We are very privileged that we live in a green low-density area of mainly Victorian housing. This is complimented by easy access to Hampstead Heath, Waterlow Park and Highgate Cemetery. In order to provide a continuation of this high-quality green environment the Murphy's development must carry these values over into the site.

The latest designs include around 750 homes and 74,000sqm of employment space. New homes, workplaces and facilities are needed but the result of squeezing so much onto the site relies on bulky and tall buildings. These include a barrier of 8 residential towers of 8 storeys or above, rising to 19 storeys (taller than Archway Tower), and a row of 4 large industrial buildings of 8 and 9 storeys. The result will be a development that does not reflect the needs of the 21st Century resulting in low quality of life for the unfortunate residents. It will create a wall of tower blocks seriously impacting on the views from Hampstead Heath particularly from the slopes of Parliament Hill. It will leave a legacy that will impact negatively on future generations enjoyment of the Heath.

Already the Heath is being damaged by the large number of visitors. Two high density developments on its border, Murphy's Yard and Regis Road, will cause further damage to this valuable asset, which serves visitors not only from the local area but across London and beyond.

There should be a mix of housing tenures and types, including co-op housing, cohousing and family housing, reflecting local tenures and need, and a good mix of uses. The provision of much needed open space must not be used as a trade-off justifying high buildings. Successful low-rise housing has been the hallmark of many developments in Camden over the years.

There is no evidence of a coordinated approach to the proposed pedestrian and cycle link between Kentish Town, Gospel Oak station and the Heath. This needs to be part of the current development now otherwise pedestrians and cyclists will be deprived of access to Kentish Town until the equally large Regis Road development is complete. DPCAAC are deeply concerned at the scale of these

Conservation Area Advisory Committee

proposals. The details supplied are so fine grained that to immerse oneself in the detail would allow the trees to obscure the wood. We therefore have refrained from commenting on individual detail but of course will be more than willing to contribute wherever possible.

Documents attached

No details entered

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