

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3225/P	Irene Lunn	02/02/2022 12:15:15	COMMNT	<p>This planned project is going to severely transform the skyline as seen from lower parts of the Heath and close to the lido and fields above it.</p> <p>It will create a lot more through traffic in the area too.</p> <p>As a local resident, I strongly object to such a high rise building being constructed and ruining the vista and creating local congestion.</p>
2021/3225/P	Alex Michie	02/02/2022 15:04:36	OBJ	<p>I would like to strongly object to the latest version of the Murphy's Yard proposal. I am supportive of the development overall, however, three aspects would significantly impact local residents, harming their well-being and are easily rectified. Some of the negative aspects have been added following the consultation, which is not fair and raises serious questions about the integrity of the process and how much local residents views and wellbeing is being accounted for.</p> <p>1. Access to the development via Gordon House Rd.</p> <p>I live at #16a and the traffic is really bad. HGVs disturb sleep and make it hard to work from home. There has to be a specific plan to address this.</p> <p>2. A very tall building (Q) blocking the light to our streets and gardens.</p> <p>Q seems to have been added since the last consultation which, while it may be legal I don't know, is certainly quite underhand after such extensive and positive engagement with the community before that. In addition to ruining the views from Parliament Hill, this would block sun to most of Gordon House Road, as well as give sight directly into our gardens and rear windows. The use of gardens to catch some daylight significantly improves the well-being of the many people living on Gordon House road. If the gardens on GHR have sunlight blocked and feel overlooked, that would be an unacceptably and very bad outcome.</p> <p>Earlier iterations of the designs were more sensitive, had limited tall buildings done slightly more unobtrusively and plenty of green space. This seems to have gone backwards following consultation and has made me lose some confidence that the consultation was done in good faith.</p> <p>3. The view from Kentish town station. This is perhaps THE iconic visual identity of Kentish Town as a local area. It means a lot to the community. Ruining this vista is unnecessary and will harm Kentish town as a community and place.</p>
2021/3225/P	Matthew Lunn	02/02/2022 18:42:49	OBJ	<p>The proposed development would ruin the historic views from Hampstead Heath, ruining the enjoyment had by millions of visitors to the Heath</p>

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2021/3225/P	Jennifer Finnie	02/02/2022 18:52:56	OBJ	I am writing to object to the development proposed, I believe that it is out of character with Oak Village, that it will block out light to all properties to the north, that it will adversely impact views from the Heath (particularly the protected views from Parliament Hill) fur the more I an concerned that as Gordon House Road is already gridlocked during rush hour, this development will increase traffic not just there but on all the main arterial routes in Kentish Town, Gospel Oak and South Hill Park/ Hampstead. As a local resident I am deeply Concerned the already busy kentish Town and heath area could not cope with increased pressure on services and open spaces this development would bring.
2021/3225/P	Jeremy Austin	02/02/2022 12:39:05	OBJ	<p>This development is out of character with the area, particularly the small and uniquely characterful homes in Oak Village.</p> <p>The height of the development, well over twice that of the average property, will block out the sun to properties to the north and will be devastatingly detrimental to South facing views from Hampstead Heath, particularly the area around Parliament Hill Lido but will also be unnecessarily obtrusive to the famous and protected views from the top of Parliament Hill.</p> <p>Gordon House Road is already overloaded and nigh on impossible to use during rush hour/school pick up/drop off times. The increase in traffic from such a huge development will have a detrimental affect, not only on Gordon House Road, but all the main arterial routes around Gospel Oak, Kentish Town and South End Green/Hampstead as traffic is forced to take alternative routes.</p>
2021/3225/P	David Hogan	02/02/2022 14:02:12	AMEND	The Tower Blocks continue to be totally unacceptable to everyone. Alternative low rise housing proposals HAVE to replace them.
2021/3225/P	JILL LAWRENCE	02/02/2022 22:11:57	OBJ	<ul style="list-style-type: none"> +The current scheme is designed with too much property density> it is ugly and has not been created with consideration for the quality of life of the future residents. +The scheme obliterates protected views of Parliament Hill from Kentish Town, and views of the City from Parliament Hill and Primrose Hill. +The high rise buildings, as currently proposed, too closely overlook the Parliament Hill Lido pool swimming area. +The unnecessary scale of some buildings is too large for such a site. All the 19 storey and 13-17 storey buildings must be reduced in size. +History has proved that such high rise dwellings do not offer a good social quality of life. +There are too many single dwellings, not enough family dwellings. +We need more homes dedicated for the elderly and disabled. +The designers have missed a big opportunity to create a more open, beautiful, less dense space with gardens and green spaces around all the buildings. A place that can offer homes of all sizes in a desirable setting and could be award winning. +Instead what is proposed is an ill considered mish mash of ugly buildings.

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2021/3225/P	Alexandra Abrahams	02/02/2022 15:23:17	OBJ	As a resident of Camden, I object to this planning application on a number of grounds: <ul style="list-style-type: none">- this development is out of character with Oak Village- it will block out light to all properties to the north- it will adversely impact views from the Heath (particularly the protected views from Parliament Hill)- Gordon House Road is already gridlocked during rush hour- this development will increase traffic not just there but on all the main arterial routes in Kentish Town, Gospel Oak and South Hill Park/ Hampstead.
2021/3225/P	Alison	03/02/2022 09:06:11	OBJ	No. Will ruin the area and ruin the view. Totally inappropriate development. Put it on a brownfield site out the way so that London remains beautiful.

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2021/3225/P	Dee Searle	02/02/2022 18:38:32	OBJ	<p>Dear Camden Council</p> <p>I would like to object to application 2021/3225/P on the following grounds:</p> <ol style="list-style-type: none"> 1) The application contravenes the vision of the 'Kentish Town Neighbourhood Plan' in several ways, including: <ol style="list-style-type: none"> i. Poor design - The quality of the outline designs has been criticised by Camden's Design Review Panel Meeting 23/7/2021. They do not meet the Plan's requirement for the design of new developments to be of a high standard, respond to local character and make a positive contribution to local distinctiveness. ii. Loss of the protected view of Parliament Hill from outside Kentish Town Station. iii. Insufficient provision of affordable housing (the application's target of 35% is too low and is not guaranteed). iv. The application should include provision to establish a Kentish Town Square, given that it is close to the potential site of the square, particularly when the Car Wash site is included. v. The proposed scheme contains insufficient green space. vi. There is no commitment to provide community leisure facilities. vii. There is no provision for accommodation for elderly people. 2) The extent of proposed commercial development in the application is based on an outdated version of the London Plan which prioritised commercial growth for Kentish Town. The 2021 London Plan reclassifies Kentish Town as a district town centre with low commercial growth potential. This means that the quantity of commercial space should be reduced to free up more space for public green areas and community leisure facilities. 3) Most of the 750 housing units proposed will be in tower blocks. A major need for housing in Kentish Town is for affordable family housing. Extensive past experience in the Borough of Camden and more widely has shown that tower blocks can create significant social problems, particularly for families. The outline application appears to have no commitment to the provision of a specific breakdown of types of affordable housing accommodation. This commitment is essential to ensure that the target of affordable housing will be met as the scheme develops. 4) According to the Environmental Statement, during peak periods (which account for about half of the total construction phase) 'there will be approximately 1,500 construction HGV vehicles accessing the site per month and approximately 750 LGV vehicles per month. On this basis, the average number of vehicles in a peak month is approximately 75 HGV (two way) vehicles per day and approximately 30 LGV (two way) vehicles based on a 5.5 day working week, in an average 24 working day month. The peak number of vehicles in a peak month could be up to 20% higher than the average'. Most of the access roads indicated in the plans, including Kentish Town Road, Highgate Road and Gordon House Road, currently regularly exceed legal limits of air pollution and are regularly gridlocked during the morning and evening rush hours. Adding such a large volume of HGV and LGV vehicles would create a danger to health and safety. The construction transport plans should be reworked to enable the vast majority of HGV cargo to be delivered by rail, which should be possible given that the site is traversed by three rail lines. 5) There has been insufficient analysis of the impact on local peak hour public transport links of the large numbers of residents commuting to work elsewhere and employees arriving at the new businesses on site.

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				<p>Kentish Town Northern Line is horrendously crowded during peak hours and cannot take any more passengers. The picture is similar for local bus services.</p> <p>6) There has been insufficient analysis of the impact on local roads of the large quantity of delivery vehicles that will be delivering goods to those on the site when the buildings are occupied.</p> <p>7) The development seriously lags behind existing and developing good practice for low carbon construction, particularly given the quantity of tower housing blocks and bulky mid-rise commercial blocks. The gap between the development and zero carbon standards will grow unless the outline application sets more detailed sustainability parameters for the construction and operational phases. This should include the reuse of materials, sourcing of low-carbon construction materials, how carbon assessment is to be applied and the keeping the use of concrete and steel to a minimum.</p>
2021/3225/P	JILL LAWRENCE	02/02/2022 22:12:00	OBJ	<p>+The current scheme is designed with too much property density> it is ugly and has not been created with consideration for the quality of life of the future residents.</p> <p>+The scheme obliterates protected views of Parliament Hill from Kentish Town, and views of the City from Parliament Hill and Primrose Hill.</p> <p>+The high rise buildings, as currently proposed, too closely overlook the Parliament Hill Lido pool swimming area.</p> <p>+The unnecessary scale of some buildings is too large for such a site. All the 19 storey and 13-17 storey buildings must be reduced in size.</p> <p>+History has proved that such high rise dwellings do not offer a good social quality of life.</p> <p>+There are too many single dwellings, not enough family dwellings.</p> <p>+We need more homes dedicated for the elderly and disabled.</p> <p>+The designers have missed a big opportunity to create a more open, beautiful, less dense space with gardens and green spaces around all the buildings. A place that can offer homes of all sizes in a desirable setting and could be award winning.</p> <p>+Instead what is proposed is an ill considered mish mash of ugly buildings.</p>
2021/3225/P	casimir knight	02/02/2022 17:42:18	COMMNT	I support some development here but I feel the height proposed is wrong and out of keeping with the local environment.

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2021/3225/P	Carl Deathe	02/02/2022 13:25:43	OBJ	<p>Object to the proposed development:</p> <p>726 of homes will be 2-beds starting at an unaffordable £1,000,000. Twice as many as Camden's Strategic Housing Market Assessment outlines for the entire borough.</p> <p>Less than 35% will be 'affordable' homes and goes against Camden Policy. There is no clarity on how many homes will be affordable and this number should be defined as part of planning consent.</p> <p>Only 14 family (4-bed) homes when Camden has the lowest birth rate in the UK. This goes against Camden Policy to encouraging families to stay in the borough.</p> <p>19 storey towers are not in harmony with existing properties. This is 19 storeys is 11 stories more than Camden Planning Policy, which also states developments should "seamlessly integrated with surrounding neighbourhoods". These towers block much loved and protected views from Kentish Town and Hampstead Heath that are of significant historical importance.</p> <p>Camden's expert Design Review Panel say "the bulk, height and massing of residential blocks is excessive and...have a significant and unacceptable impact on important views from Parliament Hill...The amount of accommodation should be reduced or redistributed, potentially through reduction of other uses on the site."</p> <p>These towers do not adhere to good practice for environmental building design - inefficient, high energy use with a significant negative carbon impact.</p> <p>There are many exemplary and celebrated low-rise, high-density models across Camden, and these should be held as the template for this site.</p> <p>9-10 years of construction traffic will have a detrimental effect to residents in the area with increased traffic, pollution, noise and damage to existing infrastructure.</p> <p>The locality of many schools in the immediate area is a cause of great concern in regards to road safety. The Highgate Road and Mansfield Road junction is a known accident black-spot, being heavily used by thousands of school ages children every day. More construction and service traffic over a long time horizon brings serious concerns for health and safety. Where is the mitigation?</p> <p>An increase in floorspace from 20,000sqm to 95,000sqm brings a significant rise in service traffic to both residential and commercial properties once completed. The traffic modelling fails to consider this. The existing boundary roads struggle with existing traffic loads, and will not cope with this increase. Car-free homes means goods and services are delivered by car, van, truck instead. The shift to non-polluting forms of transport such as electric vehicles is still traffic and presents significant danger to road users and does not remove pressure on the road infrastructure.</p> <p>Neighbouring Dartmouth Park's residential roads are used as a rat-run to/from Mansfield and Highgate Road. There is no meaningful traffic mitigation in place, with Chetwynd Road being a notable heavily trafficked rat-run experiencing over 2.5 million vehicle movements a year.</p>

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				This proposal is not fit for purpose and contravenes numerous Camden Council Policies.
2021/3225/P	Jeremy Sinclair	02/02/2022 13:23:12	AMEND	<p>We have lived near the Heath for 40+ years . One of our favourite views is from Parliament Hill across London. We are not alone in this, it is the most popular place to take photos from, in all kinds of weather. There are seven benches there for visitors to appreciate the space, looking towards the city. This development is ugly. it is out of character with Gospel Oak, and the surrounding area.</p> <p>The ideal use of this land would be to enlarge the Heath, which during the pandemic has never been more needed by Londoners. Failing that a low density estate with amenities to serve the area would be better than this ill-designed out-of-place application.</p> <p>Please, let's have something Camden can be proud of.</p>
2021/3225/P	Anya Supperpool	02/02/2022 20:00:00	OBJ	I support new and more affordable housing in the area. However, upon learning that the housing planned would 1) not even reach Camden's policies of 35% affordable housing, 2) not enough family homes which is currently under supplied, and 3) could potentially disrupt the protected skyline from Hampstead Heath, I have strong objection to this project. I hope that Murphy's Yard Development can adjust and accommodate more affordable housing (priority) as well as protect our lovely skyline.
2021/3225/P	David clancy	02/02/2022 22:55:43	OBJ	<p>The tall towers are far too tall. 19 stories is out of character and will impose too much on the surrounding area. The change of view from Kentish town station and parliament fields by the tall towers is unacceptable. The amount of people who walk by Kentish town station and are awestruck by the sunset in summer is amazing. It would be cruel to take this away from people for ever.</p> <p>The developers view that the development has to be this dense and intensive to be viable is not credible. Murphy's have been on that site for years, land prices have rocketed since. It is in effect a 'free' land site for the developer. As the land cost is c.30% of a development (which is free in this instance) it leaves lots of commercial room to reduce the heights of the towers and create more larger size properties.</p> <p>Reduce the height of the towers so as not to obscure views!!</p>
2021/3225/P	Alex Smith	01/02/2022 17:28:25	OBJ	This development will greatly impact the views from parliament Hill, an attraction that brings many to the area for local business.
2021/3225/P	Marie-Anne Onraed	02/02/2022 15:06:08	OBJ	This project is way too big. Will affect the Mortimer nature reserve where children do Forest school. Will affect traffic which is already horrendous in Kentish Town and Gospel Oak. Too many small flats. Towers too high will damage the view from Hampstead Heath.
2021/3225/P	Mary Hogan	02/02/2022 14:58:37	COMMNT	Camden I feel it would be a big mistake to have tower blocks.Keep the height no higher than 5 floors. Tower blocks will be an eyesore for many years to come. I don't want to see the views of the heath spoiled.
2021/3225/P	Mary Hogan	02/02/2022 14:58:39	COMMNT	Camden I feel it would be a big mistake to have tower blocks.Keep the height no higher than 5 floors. Tower blocks will be an eyesore for many years to come. I don't want to see the views of the heath spoiled.

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2021/3225/P	Jehane Markham	01/02/2022 16:00:53	COMMNT	<p>I am a resident of Lady Somerset Road and have lived there since 1987.</p> <p>I am extremely concerned about the nature of this development - it seems similar to what has happened all over London with Russian billionaires buying huge tower blocks which completely wreck the landscape of London. We do not need such high buildings, after the tragedy of Grenfell Tower, surely we should be building smaller, more manageable housing. I completely agree with everything that the Kentish Town Forum has pointed out. There are not enough trees or green spaces and where is the affordable housing? We do NOT need more expensive high rise buildings in this area. The roads are already very full and what with lorries arriving and departing it sounds very nightmarish. Please reconsider this application and modify it.</p>
2021/3225/P	Sophie Hale	02/02/2022 15:03:40	OBJ	<p>I strongly object to the latest version of the Murphy's Yard proposal. In particular:</p> <ol style="list-style-type: none"> 1. The height of building Q means it will block light to Gordon House Road and create direct line of sight for residents into gardens. The building should not go significantly above the tree line if positioned here. 2. Access via Gordon House Road. This road is already busy and congested and more traffic being diverted to this road should be avoided.