

**Rafi Miah**

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**From:** [REDACTED] on behalf of Brian Rubins  
**Sent:** 14 February 2022 22:05  
**To:** Planning Planning  
**Subject:** FW: Objection to Planning Application - 2021/3225/P - Murphy's Yard

[REDACTED]

[REDACTED]

**Attention Planning Department - Objection to Planning Application - 2021/3225/P - Murphy's Yard**

Dear Sirs:

1. I write as a private individual, a resident of Camden since 1974, 48 years
2. My home address is 2 Hill Court, London, N6 6NJ
3. In principle I am in total agreement with the development of new homes for all age groups
4. I strongly object to the detail of the proposed development because:
  - a. It is not possible to conceive the extent of traffic congestion on to Gordon House Road and neighbouring streets, not just from the 2,000 new residents but in particular employees' and service vehicles from 500,000 square feet of industrial floor space and 750,000 square feet of offices. Without any new development at most times of the day, and particularly during rush hour, these streets have lengthy traffic queues at all major junctions
  - b. A development of this scale without significant improvement to the surrounding streets will create chaos during and after construction of the project. The suggestion that absence of better roads minimises additional vehicular movements is a total fantasy and there is nowhere for this traffic to escape
  - c. Local residents' health and safety will be at peril without emergency vehicles being able to easily navigate these streets to the Whittington and Royal Free Hospitals and fire engines serving both nearby low rise and high rise communities.
  - d. The development when completed will house at least 2,000 permanent residents, 5,000 office and R & D workers and probably in excess of 1,000 industrial workers without any additional open spaces of any magnitude. This includes the need for immediately adjacent play areas for local families in the new accommodation. Young children cannot be expected to safely cross congested roads to reach the parks and the Heath, and similarly children going to and returning from the many local schools will be in danger of this increased and further congested traffic
  - e. The residential content ignores the need for family houses to accommodate families. It is not reasonable to assume all, or even a majority, will be suited to high-rise accommodation

- f. The threat to the Heath, its openness and views, from the development of high rise buildings around / near to its boundaries, long established in planning policies is unacceptable
- g. The loss of views of the City landscape currently available from existing open spaces

Yours faithfully

Brian Rubins

