

**Rafi Miah**

---

**From:** debby hyams [REDACTED]  
**Sent:** 15 February 2022 21:02  
**To:** Jonathan McClue; Planning Planning  
**Subject:** Murphy's Yard Planning Application ref: 2021/3225/P

[REDACTED]

[REDACTED]

Dear Jonathan McClue

I am writing as a Kentish Town resident, a former local worker concerned with housing issues, and a frequent user of the Heath.

Murphy's Yard is ripe for development, but the present proposals represent a missed opportunity. The developer has clearly put the maximisation of profit over what the area actually needs.

- ∞ The current plans will have a negative impact on the environment and the stated aim of "intensification" would be disastrous for the site and for Kentish Town as a whole.

Because of the scale of this development, with as much as possible crammed onto the site, it is anticipated that the construction phase could last for 9 years, with a huge number of heavy vehicle movements on already overloaded streets. This makes the developer's promise to make the site car-free a distant dream.

- ∞ The area needs a substantial amount of truly affordable housing, and I note that Camden originally specified 50% affordable, with a mix to reflect the need for family housing. It is shocking that what is now notionally offered is 35% affordable, only a part of which is "social affordable" – yet the developer is already saying that this is not financially viable. The remaining housing, largely 1 and 2 bedroom flats, will be for sale at prices affordable only by investors and high earners.

The design of the high-rise flats is hostile to any real sense of community – unlike many of Camden's well designed low-rise estates.

- ∞ The proposed buildings are far too high, both for the reasons above, but also because of their visual and environmental impact. The developer held a series of workshops to "consult" the local community – and the views expressed there about building heights have been ignored – indeed the current maximum heights proposed are much greater even than those proposed in the supposed consultations.

The Kentish Town Neighbourhood Plan, now part of Camden's Local Plan, specifically protects a view of the Heath from outside Kentish Town Station – a view that virtually disappears in the developer's plans. The iconic view of London from Parliament Hill will be spoilt. These are things that will be lost forever if these plans are approved.

I strongly urge Camden to reject this application and require that the developer goes back to the drawing board, and works with local communities to draft acceptable plans.

Yours sincerely

Debby Hyams