

Rafi Miah

From: Jenny Woolf [REDACTED]
Sent: 15 February 2022 18:06
To: Planning Planning
Subject: Planning Application 2021/3225/P MURPHYS YARD. Objection

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As Camden resident who uses this area, I would like to object to the Murphys Yard proposals. This extremely intensive large development is proposed to be built to what are now considered to be poor environmental standards, embodying a very large amount of carbon and high energy use and not deploying natural ventilation and cooling. So it will increase the heat of the surrounding area and falls way below the standard which should now be expected of ALL large developments in cities in a climate emergency. Giving it planning permission will be a very poor advertisement for Camden's attitude to environmental responsibility.

It also offers far more small flats than Camden's own SHMA assessment says are needed, for instance the SHMA says 37.5% 3 bed flats are needed, this development offers only 10%. The developer's own reports also indicate that there will not be enough affordable housing in this development, and this alone is a good reason not to give it permission, given the very limited supply of land in our borough and the need for it to be used for the benefit of the people who live here and pay their council tax. In addition the facilities for children and young people will be very poor, and in addition, these huge gloomy blocks, many of which will never get any natural sunshine, and have no direct access to play space, cannot be good places for children to live and develop.

This poor quality development is backward looking and ignores modern lowrise high density models of good quality housing. Unpleasant to look at, blocking views, space and light for surrounding areas, and increasingly difficult to run economically, it seems primarily designed to benefit the developers at the expense of the people who have to use it or live near it.

Sincerely
Jennifer Woolf
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