

## Rafi Miah

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**From:** David Jockelson [REDACTED]  
**Sent:** 16 February 2022 14:23  
**To:** Jonathan McClue; Planning Planning; IARA 0.IARA  
**Subject:** Murphy's Yard - planning application no. 2021/3225/P

[REDACTED]

Dear Camden

There are so many excellent objections here, that I doubt if anyone is going to read anything more which is at all lengthy.

**Therefore some very brief points:**

**Reasons people support this:**

1. The provision of "affordable" housing. 2. Stimulation to the economy of Kentish Town. 3. The promised walkway/cycle route to the Heath
4. Probably Camden's real reason: generating significant amounts of business rate and council tax income which of course is badly needed. Plus CIL money. (Curious that it has not been loudly spelt out or quantified if that is the fundamental reason behind it seeming to support this project which otherwise has very little in its favour.)

**Reasons people oppose this project:**

1. 35% is minimal provision of even "affordable" housing. The developers claim even this is not viable – which means not profitable even though Murphy is an empty site and will be stuffed full of high-value development. So in fact the percentage could be even lower than that.
2. "Affordable" is not in fact affordable by most people. It is hard to see that there is any social housing on the entire site. Surely Camden cannot entertain this?
3. The whole project is extraordinarily old-fashioned and reeks of the 2010s. Macho, high rise, colossal carbon cost, totally not community friendly and assumes ongoing traditional working practices.
4. Many of the flats will be sold to investors, many of them perhaps overseas, often not occupied and with no real contribution to the community. The flats in the tower blocks will command a premium because of their stunning view of the Heath – exactly the view that is now being taken from the general public.
4. That point is central to many people's objections and does not need repeating here. It is very sad that those committed to upholding the statutory Kentish Town Neighbourhood Plan seemed to think that it has not been wholly compromised by this plan. In addition, the appalling images presented by the developer of what it would look like from the Heath surely speaks vividly enough.
5. This is a private estate. The walkway/cycle route to the Heath is wholly at the discretion of the freeholders and could be closed at any time when they assert that it is impractical to continue. If that implies a certain lack of faith, that might be forgiven by anyone who attended the so-called consultation sessions in which the design team were extraordinarily unforthcoming about the genuine height proposed for the buildings. The whole exercise felt like it

had been guided by the public relations department and no doubt the legal department to avoid judicial review of the process. The feedback from most of the people that I attended with has been completely ignored.

Camden can do and deserves far better than this tired, old-fashioned vision. Something that reflects the changes in understanding and vision of the last few years.

David Jockelson