

Parnjit Singh

From: yonder.dongles [REDACTED]
Sent: 19 February 2022 11:51
To: Planning Planning
Subject: Re: Comments on 2021/3225/P have been received by the council.



Dear Camden Planning,

We would like the comments below to be registered as an objection not merely a comment.

Many thanks,

John Emery and Alison Little

> On 19 Feb 2022, at 11:41, planning_at_camden_gov_uk_6xftjjk5575216_1dcb4c [REDACTED] wrote:

>

> Whilst acknowledging the need to redevelop the Murphy's Yard site and appreciating the need in Camden for more housing we object to the current proposals for the site contained in this application. The intensification of the site threatens massive over development. In particular the development of 19 storey tower blocks and eight storey units close to Kentish Town High Street. Such blocks and units would destroy the open view towards Hampstead Heath. Moreover the proposed housing does not meet the outstanding housing needs in Camden. Camden's policy states that 35% of housing should be affordable whereas the developer claims that this level of affordable housing would be unviable. There is therefore no guarantee of any affordable housing in the scheme. Furthermore even the 14% of the proposed housing to be let at intermediate rents would require an income of £60,000 per year which is way beyond the income of the vast majority of people in housing need in Camden.

> The type of housing proposed is also of concern, the majority of housing proposed is one and two bedroom flats with very few family homes being proposed within the plan. Camden as an authority states that it needs 16% of housing stock to be family units, clearly these proposals do not meet the demand. It also seems that it is proposed that the majority of the housing developed will be sold on the open market and the developer's viability assessment assumes that a two bedroom flat in one of the towers will sell for around £2million. Experience across London has shown that such flats are often sold to absentee investors from overseas. Such sales do not lend themselves to the development of settled communities.

> For all of the above reasons we object to this proposed redevelopment
> in its current form

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> Comments made by John Emery & Alison Little of 7 Alma Street, Kentish

> Town, London, NW5 3DJ Phone [REDACTED] EMail

> [REDACTED] Preferred Method of Contact is Email

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> Comment Type is Comment