

8 Leverton St
London NW5 2PJ.

20 Feb 2022.

To The Planning Application Department,
Camden Council.

Re: Murphys Yard Proposed Development
application number 2021/3225/p.

I am writing to register my objection to this proposed development of Murphys Yard.

Especially, I am objecting to the height of the high-rise buildings & tower blocks which will obscure the views of Hampstead Heath from Kentish Town and also obscure the view of London from Parliament Hill. These buildings will overshadow Kentish Town City Farm, the hido on Parliament Hill and the area around where the Car Wash is on the Highgate Road, and the whole area around the site.

One of the best things about Kentish Town is the wide expanse of sky that can be seen from around Leighton Road, Leverton St and the Kentish Town Road and Tube Station - Canopy. This development would create a much more oppressive and claustrophobic feeling and adversely affect the feeling of space that we currently enjoy. It would also affect the quality of any fresh air coming from the Heath, to Kentish Town.

I enclose photocopies of some letters to Camden New Journal and a flyer from Kentish Town View Action Group, which express concerns which I share.

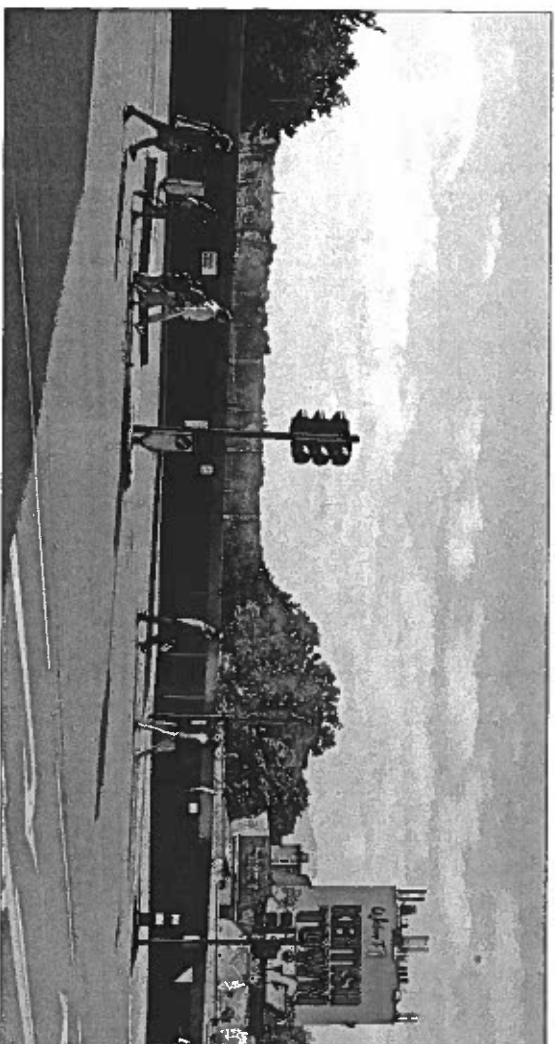
H. SEAMARK.

SAVE OUR PRECIOUS KENTISH TOWN HEATH VIEW

MURPHY'S YARD PROPOSED DEVELOPMENT – THE VIEW FROM KENTISH TOWN ROAD

To view and comment on Murphy's Yard Planning Application, go to: Planning Application Search - Camden Council.

Application Number 2021/3225/P. Click on 'Search'. Click on 'Application Number'. Final date for comments: Monday 21 February 2022



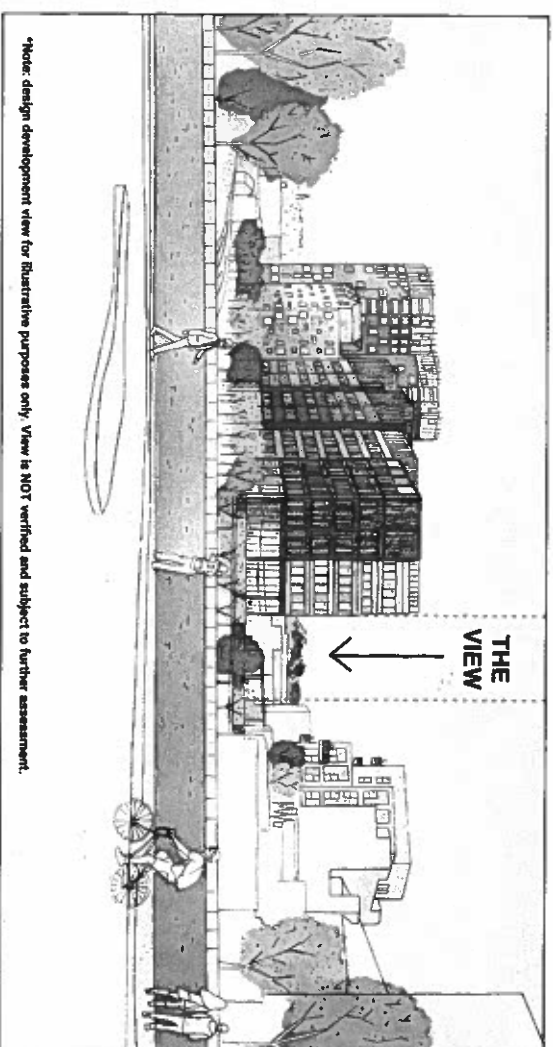
THE VIEW NOW

Have you ever stopped on your way home from Kentish Town station or while out shopping to admire the view of Hampstead Heath from the nearby canopy or coffee stand?

The open vista reminds us that our lively neighbourhood is just a stone's throw from one of London's great green assets – Hampstead Heath.

Now our view is under threat from a massive development of up to 20 large buildings, including several tower blocks, which will loom up behind Highgate Road, on the yard currently used by the construction firm J. Murphy & Sons.

Our existing 'breath of fresh air' will be narrowed to a concrete canyon between walls of offices and flats.



*Note: design development view for illustrative purposes only. View is NOT verified and subject to further assessment.

THE PROPOSED VIEW

This huge development will dominate Kentish Town's skyline forever – with small benefit for local residents and businesses, apart from a cycle and walking route to Hampstead Heath and a limited number of affordable homes.

Destroying a much-loved view enjoyed by many people every day is too big a price to pay.

Once the outlook from Kentish Town has been built over, we can never get it back.

- Follow the directions above to send comments to the Council on the planning application.
- Join our action group (email us) and challenge the developers and the Council to rethink the plans.

KENTISH TOWN VIEW ACTION GROUP savekentishtownview@gmail.com

The best park in London

WALKING on Hampstead Heath at dawn, I was struck by how far into the Heath the tower blocks on Murphy's Yard would run the view, not just from the peripheral areas but extensively into the depths of the magnificent rural country landscape.

This is the best park in London. We must treasure what we have and not let commercial enterprises ruin our beautiful open spaces enjoyed by all.

ANNE ALLISON, NHS

Homes would be dwarfed

THE proposed Murphy's Yard development would affect people living in the north of the West Kentish Town and Gospel Oak Neighbourhood Forum area, particularly those in Men Close and Hemmingway Close.

Their homes would be dwarfed by the new high-rise development hard up against the North London Line. People living in Kiln Place, Oak Village and Crossfield Close would also have high buildings looming over them. Although some long-

Where's the Kentish Town Square?

THE amount of new building proposed for the Murphy site needs to be reduced by at least a half.

The latest objection to the planning application comes from Historic England, who say: "The proposed development of the Murphy's Yard site to a height of up to 19 storeys would affect the strategic views of central London from Parliament Hill, which are of major importance. Historic England has significant concerns about the harmful impact of the proposals, and these should be addressed."

Unfortunately protecting our heritage was not taken into account by Camden's planners

distance views are provided by the developer, unsurprisingly there are none from the worst affected areas as these would show how overbearing the new buildings will appear if the Murphy scheme gets the go-ahead. The tranquillity and seclusion of Kentish Town City Farm would be hit by the proximity of three very large towers. The planning application documents ask for consent for towers ranging from 90 to 113 metres tall. That's over 300ft. How the farm functions will be affected, but this

when they earmarked the site for 750 new homes. They were also mistaken in their estimation of how many homes the site could accommodate without causing significant problems for neighbouring areas, for example increased traffic on Mansfield and Gordon House roads. These narrow pavements are already hazardous and cannot be widened.

Some have supported the high quantity of new development because they thought that it would enable new infrastructure to be provided, such as a new public space outside Kentish Town station. This would create much needed breathing space

hasn't yet been considered by the planners. The farm provides a green oasis. It's been a refuge for generations of local people and would be spoilt for ever by the new development. Once again, there are no views from within the farm so we have asked the case officer to get some from the developer. Traffic conditions on Mansfield Road and Gordon House Road are already bad, the pavements are narrow, crowded, and there are no cycle paths. More vehicle movements on these roads generated by the new

away from the road, improved views of Hampstead Heath and a generous entrance to the new development.

The 'Kentish Town Square' proposal is included in the Kentish Town Neighbourhood Plan and has been an aspiration of local-people for nearly 20 years. The square proposal is ignored in the current application documents, which show the same blank wall and no access to the new development. Camden Council's planners have had plenty of time to think about how to lever in this vital bit of infrastructure but have failed to do so.

households planned at the Murphy site is a serious concern for safety. Affordable, well-sized homes for families are needed. Whether the developer is interested in providing them is another question. Arranging them right next to a busy railway seems wrong. If homes are going to be built on the Murphy site, which is awkward in many ways, their siting and design should be far more carefully considered. WEST KENTISH TOWN & GOSPEL OAK NEIGHBOURHOOD FORUM westkentish@neighbourhoodforum.org.uk www.westkentish.org.uk @westkentish

The classic "bait and switch" tactic is being used by the developer. As well as lack of the new public space it is also likely that the amount of affordable homes will be reduced as happened at King's Cross, and the design quality will also be reduced.

The application is not acceptable and Kentish Towners will hopefully object in sufficient numbers that councillors will take notice. To make a comment please go to Camden's website, to "search for planning applications" and input application number 2021/3225/FP. SUE SHEPHERD sue.shepherd@camden.gov.uk www.camden.gov.uk

In accordance with the Kentish Town Neighbourhood Plan, KTNF wants to see Murphy's Yard redeveloped as an exciting, comprehensive, mixed, development incorporating new housing (including affordable homes), office and industrial workspace, leisure and community facilities, and public green space. We have made it clear that the proposals as they stand do not achieve these aims. IAN GRANT ian.grant@neighbourhoodforum.org.uk www.kentishtown.org.uk www.neighbourhoodforum.org.uk

Concerns

I WOULD like to correct the misunderstanding that Kentish Town Neighbourhood Forum (KTNF) supports the current application to redevelop Murphy's Yard (Nighthare & alien scheme, Letters, January 27).

In fact our recent response rejects the application and lists 24 areas of concern which we have asked the developers to address as a condition for supporting the plans. The response can be viewed at <https://knf.org/news/>

Develop housing to meet need

□ THE Site Allocations Local Plan aims to meet the housing targets set out in the London Plan.

However the London Plan does not demonstrate housing need in any meaningful way. Rather it is based on the idea that London

“part of a global and national housing market”, which is a reality but one that needs to be damped down not encouraged.

Rather than being a money-making machine London needs to be a place where people can live good lives.

Rather than blindly assuming that London needs to continue to grow and attract people to move to the capital, housing should be developed to meet the needs of existing communities and create sustainable, low-carbon, neighbourhoods.

There are towns and cities in the

UK that need population growth more than London.

So called “growth areas” have been identified by Camden’s planners to meet the mayor’s agenda for growth.

They have offered up areas of our borough to the mayor for “intensification”, on the basis of what they think can be forced through and imposed on the population.

On the whole this is driven by a housing market agenda rather than one that will result in good quality housing for local people.

This approach is antithetical to developing sustainable, low-carbon, neighbourhoods.

Sustainable growth should be initiated from within communities rather than be imposed by a system that is motivated by the market.

In Camden we have the housing register which needs to be addressed. But the dominating trend is a developer-driven model to exploit our area with market homes built as investments.

We only have to look around to see the outcome, from King’s Cross to Vauxhall and Elephant and Castle.

It is a disaster: oversupply of high-rise, high-carbon, buildings that are often empty, offering poor quality accommodation and creating hostile environments where nature has been eliminated.

We need to restrict buildings to a height where they can be built using low-carbon construction.

This form of medium-rise development is far more appropriate for Camden. Because of the climate emergency, new homes should be

provided wherever possible by retrofitting existing buildings in order to minimise the high levels carbon emissions caused by construction. This needs to be a part of any plan.

There should be no high-rise buildings permitted, as they are carbon intensive to build and operate.

Camden Council needs to be bold and stand up to national planning policy expectations.

The pandemic and climate and ecological emergencies have not yet been processed by the planners.

Camden Council has taken bold action in the past and needs again to stand up for the interests of residents of Camden. This is what we have a council for.

SUE SHIEREND
Sawmills Road, NW3

How our
city