

From: [REDACTED]
Sent: 22 February 2022 00:00
To: Planning Planning
Subject: OBJECTION TO TOWN PLANNING APPLICATION

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To LB Camden Environment Dept
21/2/22

Subject OBJECTION TO TOWN PLANNING APPLICATION
MURPHY'S YARD DEVELOPMENT 2021/3225/P outline planning permission
Street Record Sanderson Close

Your website , my application reported "Failure website error" so I send directly instead

I hold to my comments on several previous applications, including:- ID ANON-73JS-7675-Z etc, and also support views of my local Dartmouth Park Neighbourhood Forum.

THIS APPLICATION IS EXCESSIVELY OVER-DEVELOPED, AND OVER-HEIGHT BUILDINGS FOR THIS LOCALITY:-

Of a very sensitive area, of 40,000 residents, near nationally important views, NOT JUST: the Historic England Listed views:- South to St Pauls. and North to Parliament Hill

VIEWS, FROM BOTH (1) North; HEATH AND PARLIAMENT HILL, and from (2) South; KENTISH TOWN RD STATION, centre of Kentish Town:-

These views are totally destroyed. There is barely lip service to LBC and Historic England required views. The development makes a wall of excessively over-height buildings blocking both these views.

VIEW OVER WORLD FAMOUS PANORAMA OF LONDON- FROM PARLIAMENT HILL will be destroyed:-

Over a million visitors including high budget foreign holiday-makers, visit the Heath each year, many to view this greatest of views over London.

We do not want to diminish THE INTERESTS OF OUR VISITORS WITH THEIR ECONOMIC BENEFITS TO CAMDEN AND LONDON. Where Guy Fawkes is reputed to have watched The potential explosion of the Houses of Parliament.

The VISITORS will report home their DISSAPOINTMENT at not being able to see London anymore, except DEVELOPERS' lip-service to a view of St Pauls from a tiny bit of the Hill.

VIEW OF GREEN HEATH FROM KENTISH TOWN SHOPPING AREA:-

This welcome view will be entirely destroyed, by the proposed high rise buildings blocking views, like a wall. Kentish Town is a notorious concrete brick jungle, with excessive, poisonous, through-traffic, but, with this wonderful relief:- a view of the green Heath rising up to Parliament Hill, which this application destroys.

LOCAL RESIDENTS VIEWS from homes:- (like my own Lissenden Mansions estate, and many other homes) will lose these beautiful, exhilarating views across London, CAUSED BY THIS PROPOSED HIGH RISE WALL.

This application contravenes LBC policies:-

"BUILDING HEIGHTS:- "Development in areas where heights are unrestricted by policy will still be required to consider how new buildings will respond to the wider context, including the massing of building on and off site, and the reviews that residents in surrounding buildings may have across the site"

There is a need for 7 million Londoners and visitors, TO VIEW FROM PARLIAMENT HILL, AND KENTISH TOWN:-

A SENSE THAT THE HEATH APPEARS TO STRETCH, AND WANDER BEYOND THE PROPERTY BOUNDARY:-

the great recreational lungs of London, need to stretch over adjacent properties like Murphy's Yard, with a continuous flow of green, wildlife and trees. "The river of flowers" that brings green and wild biodiversity deep into the city.

Lungs, which are too inadequate, and need enhancing, as regretted during recent Pandemic.

It appears the OPEN AREAS BETWEEN BUILDINGS, are inadequately landscaped, along what will be the important new focal point giving personality to centre of Kentish Town. And also the busy, pedestrian/cycle route from Kentish Town to Heath.

This application is an UN-MISSABLE, ONCE IN A LIFE-TIME OPPORTUNITY FOR CAMDEN to enhance the very neglected centre of Kentish Town, needing this JUNCTION with MURPHY'S YARD AS A TOWN CENTRE, FOCAL POINT, OR TOWN SQUARE.

Not enough budget has been put into what is a WELCOME, CLEAN-AIR, EXTENSION OF THE BUSY, POISONOUSLY POLLUTED, SHOPPING CENTRE OF KENTISH TOWN.

This will be a POPULAR EXTENSION OF THIS TOWN CENTRE, because it is pleasantly free of otherwise poisonous and divisive traffic, more suitable for sociable outdoor community enhancing facilities, cafes, relaxing community seating, etc. We would expect higher budget town centre facilities to be added and extended into Murphy's Yard.

This application DIMINISHES THIS GREEN WILDING of London, when it could have enhanced wilding, by developing an excessively harsh, high, wall of over-development.

EVERY DEVELOPER APPLIES FOR MORE PROFITABLE BUILDINGS, than they know the location can take. For maximum profit, at expense of all Londoners, and visitors.

CONNECTION AND EXTENSION OF EXISTING KENTISH TOWN CENTRE INTO MURPHY'S YARD:-

A NEW PEDESTRIAN BRIDGE SHOULD BE BUILT FROM KENTISH TOWN STATION:- To make a much better focal point, visual, and foot connection from old centre, to this more peaceful extension.

EVERYDAY PEDESTRIAN CONNECTION TO MURPHY'S YARD from old Kentish Town, should NOT be concealed away, behind the minor Greenwood place vehicle entrance.

This important focus needs a new pedestrian bridge.

ACCESS TRAFFIC TO/FROM DEVELOPMENT:-

Existing roads all round property are overloaded now especially in rush hours, stretching for a longer time each day.

Especially, local shopping and residential roads:- Gordonhouse Rd to North, which has regular 1/2km tail back from traffic lights. And Highgate Rd with Kentish Town Rd, which are so continuously jammed over 2km, that their toxic pollution readings are 5 times World Health Organisation limits, for poisonous Nitrogen Oxides and small particulates etc, which damage all organs, and foetus in womb, via bloodstream (see RCPhysicians, and RCP and Child Health: Report to government: "Every Breath We Take". Also:- citizen science/Green party pollution measurements).

While there is a requirement for limited car ownership:- This is unlikely to be policed, and will be ignored, with parking, and renting garages nearby, exacerbating local residents parking problems.

But of course there will be a LARGE VOLUMES OF VEHICLES HEADING FOR THESE HIGHER VALUE PROPERTIES ON THIS SITE, uncontrolled:- taxis, visitors, deliveries, work-from-home clients and their deliveries, Amazon type shopping, servicing and building contractors, plumbers, electricians, local deliveries of shopping, furniture, food, as increasing, following Pandemic, etc.

These application generated vehicles will seriously OVER-LOAD ADJACENT ROADS, causing calls for roads to be improved with motorway type roads, demolishing cherished homes and destroying local environment.

BUILDING HEIGHTS ARE EXCESSIVE OVER-DEVELOPMENT-IN APPLICATION, LBC policies are contravened.

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