



Chief Planning Officer, Jonathan McClue
Borough of Camden
2nd floor, 5 Pancras Square
London NW1

1 March 2022

Dear Mr McClue,

Ref. PA 2021/3225/P – known as `Murphy's Yard'

Several members of our Historic Buildings and Conservation Committee have studied this outline planning application. Having good knowledge of the area, they are in a position to comment on its generally unsatisfactory nature as the `major development site' for which it is being hopeful advertised.

It is no more than a left-over part of a larger segment of ex-railway shunting yards, part of which has already been used up by poorly co-ordinated and piecemeal Council planning in the 1970s. What remains are several chunks of incoherent land at various levels, containing locally listed engine sheds and still crossed by railway lines. There is inadequate road access to the site from any direction, a fundamental problem the current outline plan does not in any way address.

We note that Historic England has produced a detailed response to this PA. They have concluded that what is currently planned attempts to ignore the basic topography of north-west London with its 19th century development above, below, and around the open hilly contours of Hampstead Heath and Parliament Hill. They further conclude that the plan would risk considerable harm to the celebrated view over London from Parliament Hill – and, significantly, would annihilate the open north-westward view from the centre of Kentish Town which is the great redeeming feature of that otherwise congested junction of major roads. Historic England point out that Policy D1 Design of the Camden local Plan explicitly mentions the importance of `preserving strategic and local views', and that the Kentish Town neighbourhood Plan, adopted in 2016, designates the view from Kentish Town as a Protected Corridor.

This committee simply adds that we fully agree with Historic England's views and concerns. We would hope that the essential inadequacy and irrationality of what is only an outline plan so far, will soon be acknowledged.

Yours sincerely,

Vicki Fox (Hon. Secretary)

LAMAS – Historic Buildings & Conservation Committee