

Parnjit Singh

From: Jonathan McClue
Sent: 04 April 2022 11:30
To: Planning Planning
Subject: FW: Murphy development proposals ref. 2021/3225/P - concerns of Highgate Ward Members and Candidates

[REDACTED]

[REDACTED]

Dear Jonathan McClue,

We are writing to you as a Ward Councillors and candidates for Highgate Ward on behalf of many hundreds of residents who have raised significant concerns about the Murphy's Yard development.

While we recognise this is an area that has potential to positively contribute new housing and amenities, we are concerned about the plans in their current form. The scale and intensity of resident objection must not be ignored and we consider that many of the objections raised by local people and groups are balanced and well-informed and merit proper consideration.

Firstly, we do not feel the current plans do enough to address the urgent need for social rent housing and for affordable family size homes for local people. They do not meet the council's policy on genuinely affordable housing and they do not acknowledge that a section of the site is public land (Network Rail). We have over 6,000 people on the council housing waiting list in Camden with a ratio of 13 families to each available larger family size council home. We are seeing young people who grow up here driven out of the area by high house prices and school rolls falling. We would like to strongly push for an increase in affordable and social rent housing on this site.

Secondly, we want to see guarantees of community amenities and benefit such as step free access for Kentish Town tube station and a new bridge linking Kentish Town to Gospel Oak.

Thirdly, issues such as the impact on neighbouring areas, their amenity and key public views and the quality of design including the height and massing of the tower buildings needs to be fully considered and weighed in the planning decision. There are many examples of low-rise, high-density housing in the area which could be a better model for this site.

Finally, we are asking you to work with local residents, understand the strong feeling locally and ensure they are listened to as the process continues.

Kind regards,

Councillor Anna Wright, Labour Councillor, Highgate Ward and Cabinet Member for Promoting Neighbourhoods and Communities

Councillor Oliver Lewis, Labour Councillor, Highgate Ward

Camron Aref-Adib, Labour Candidate, Highgate Ward

Panny Antoniou, Labour Candidate, Highgate Ward

