



HAMPSTEAD NEIGHBOURHOOD FORUM

Jonathan McClue
Camden Planning Solutions Team

7 February 2022

Re: Planning Application 2021/3225/P, Murphy's Yard development

Dear Mr McClue,

Although the proposed Murphy's Yard development is not within the area of the Hampstead Neighbourhood Plan, the Hampstead Neighbourhood Forum is concerned about the impact it would have on views to and from the Plan area, and in particular on Hampstead Heath.

The proposed tower blocks would dominate the views and skyline from Parliament Hill, part of the Plan area, and the entire south-eastern part of Hampstead Heath. We note that many concerns have been expressed about the mass, scale and height of the development, including by the Kentish Town Neighbourhood Forum and Camden's Design Review Panel. We will not reiterate their arguments except to state that we concur with the Panel's opinion that the cluster of tall buildings would have an unacceptable impact on the views from Parliament Hill.

The proposals for Murphy's Yard would be contrary to Policy DH1 of the Hampstead Neighbourhood Plan, which requires plans to protect and enhance views noted in Map 4 of the Plan. The vista from Parliament Hill toward St Paul's Cathedral is protected by the London View Management Framework as is the view from the Kenwood gazebo to St Paul's. While not directly in line with St Paul's, the infilling of the view so close to the Heath would disrupt the skyline as a whole.

We draw your attention to Hampstead Neighbourhood Plan Policy NE1, which lists Hampstead Heath as an important local green space which will be 'fully protected in accordance with the National Planning Policy Framework.' Paragraph 4.8 of the Plan refers to the Hampstead Conservation Appraisal and Management Strategy and explicitly supports the Hampstead Conservation Area Statement 2002 policy that 'seeks to control development along roads leading to the Heath so as to safeguard their present contribution to the setting of the Heath.'

Therefore, the development as presently outlined would violate Policy NE1 of the Hampstead Neighbourhood Plan. Though it would not take place within the boundaries of the Plan area, it could also be argued to be contrary to Policy DH2 which says that development should follow guidance in Conservation Area Appraisal and Management Strategies.

We trust that you will take these points into account as negotiations on this important proposal take their course.

With thanks,

Yours sincerely,

Alex Nicoll
Hampstead Neighbourhood Forum