

Date: 14/10/2024
Our ref: 2024/3235/PRE
Contact: John Nicholls
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Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate

London Borough of Camden

2nd Floor

5 Pancras Square

London

N1C 4AG

Rahul Taheem
Rahul Taheem Ltd.
39 Wakemans Hill Avenue
London
NW9 0TA

Dear Rahul,

Re: 19 Menelik Road, London, NW2 3RJ

Thank you for submitting a follow up pre-planning application enquiry for the above property which was registered on 02/08/2024 together with the required fee of £1217.50.

1. PROPOSAL

The (amended) proposal comprises the following:

- The erection of 2 dwelling houses within the existing garden of 19 Menelik Road (one 4 bed, 6 person house and one 4 bed 8 person house).
- Various alterations to No. 19 including, part width ground floor rear extension, demolition of side annex, front door relocated from the side to the front of the building, new ground floor window and infill to existing recessed front door, front dormer, provision of balcony, new first floor rear window and internal alterations to existing dwelling.

2. SITE DESCRIPTION

The proposals relate to a two-storey plus roof space semi-detached residential property on the southern side of the northern corner of Menelik Road. The property is not located within a Conservation Area, nor is it a listed building. The site is located within the Fortune Green Neighbourhood Plan Forum.

The property is a corner plot with a large rear garden, which has its fence running along the northern side of Menelik Road. There are several trees located in the garden and at the front of the plot which help screen the size of the site from the street.

3. RELEVANT PLANNING HISTORY

The key relevant planning history is as follows:

2024/3233/P – Certificate of Proposed Lawfulness for the erection of hip to gable end, rear dormer, 3 x front facing roof lights and 1x rear facing roof light and Internal alterations. **Granted 04/09/2024**

Other relevant planning history:

25 Menelik Road

PW9902405 - The formation of a dormer with french doors leading to a small balcony 1.5m X 1.35m with railings, on the front part of the roofslope. **Granted - 18/10/1999**

27 Menelik Road

2006/2422/P - Alterations and additions to the roof of a single dwellinghouse, including the construction of a dormer with access to existing terrace and two velux windows on the front elevation, and construction of a dormer on the rear elevation. **Granted - 08/08/2006**

62 Menelik Road

PWX0202236 - Addition of side dormer and front dormer with roof terrace, insertion of one rooflight to front roof slope and three rooflights to rear roof slope. **Granted - 08/10/2002**

64 Menelik Road (Flat B)

32581 - Works in connection with the conversion of the loft space into extra residential accommodation, including the erection of a dormer and a terrace at the front. **Granted - 24/08/1981**

4. RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework 2023

The London Plan March 2021

The Camden Local Plan 2017

The policies relevant to the proposals are:

H1 – Maximising housing supply;

H4 – Maximising the supply of affordable housing

H6 – Housing choice and mix;

H7 – Large and small homes;

A1 – Managing the impact of development;

A3 – Biodiversity;

D1 – Design;

CC1 – Climate change mitigation;

CC3 – Water and flooding;

CC5 – Waste;

T1 – Prioritising walking, cycling and public transport;

T2 – Parking and Car-free development;

DM1 – Delivery and Monitoring.

Fortune Green and West Hampstead Neighbourhood Plan

Policy 1: Housing

Policy 2: Design and Character
Policy 7: Sustainable Transport
Policy 8: Cycling
Policy 9: Pavements and Pedestrians
Policy 10: New and Improved Community Facilities
Policy 17: Green/Open Space
Policy 18: Trees

The following documents also provide relevant guidance for this proposal:

Camden Planning Guidance (CPG)

CPG – Design
CPG – Housing
CPG – Sustainability
CPG - Biodiversity
CPG – Amenity
CPG - Transport
CPG – Developer's contributions

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

5. ASSESSMENT

The planning considerations material to the determination of this application are as follows:

- Design;
- Housing;
- Amenity;
- Transport;
- Sustainability; and
- CIL.

6. DESIGN

The principle of development, massing and height is acceptable given the context of the neighbouring properties. The plot coverage of house 1 is acceptable, however house 2 sits oddly within the plot and should be reconsidered based on comments provided below.

House 1

House 1 has been pulled back from the street at the front since the first version was submitted, which is welcomed as this now sits more comfortably within the site plot. However, the rectangular bay window creates an uncomfortable relationship with the existing building, therefore a tapered bay window might be more appropriate here. The entrance should take cues from its neighbours and address the corner – a

corner entrance would be more appropriate and would mitigate against the potential loss of the unique corner door of 19 Menelik Road. The main roofline has also been lowered slightly which again is welcomed, but a hipped gable would be a more appropriate way to address the corner as well.

The window proportion, amount and placement are odd throughout – the front bay windows are too large and should be reduced, the side elevation window placement should be refined, and they should not be full height windows. The amount of glazing on the south facade is also problematic, firstly in relation to the amount found on neighbouring properties, and secondly in terms of environmental comfort and overheating. Therefore, we would encourage a rethink of providing both full height windows and rooflights for the ground floor as this would mean overheating in summer and heat loss in winter.

The upstand for the ground floor extension roof seems to be an odd choice and therefore the relationship with the rest of the building is uncomfortable in side elevation. The window proportions on the rear elevation, particularly on the first floor, should be further refined. The glazing amount for the dormer should be reduced.

House 2

The removal of the basement is welcome, and the scale of the house is appropriate, however the space between the building and the boundary is too narrow on both sides. If this space is to be used to access the cycle parking and rear garden, the path should be at least 2m wide.

The comments about window proportion, amount and placement for House 1 apply here too, in that the front bay windows are too large and should be reduced, the side elevation windows placement should be refined, and they should not be full height windows to reduce overlooking into the neighbouring property. The first floor windows seem out of keeping with the rest of the proposal and a more coherent and consistent approach should be taken. The amount of glazing on the rear facade is also problematic and should therefore be reduced. The upstand for the ground floor extension roof seems to be an odd choice and therefore the relationship with the rest of the building is uncomfortable in the side elevation. The window proportions on the rear elevation, particularly on the first floor, should be reduced. The glazing amount for the dormer should be reduced - the toilet window is odd and should either be excluded or redesigned. The high level window on the ground floor should be excluded.

The other side elevation for the building facing House 1 is not provided, however the same comments about window placement being more coherent are relevant here too.

The entrance for the property is too close to the boundary and lacks defensible space, which is found in all neighbouring properties. A more recessed entrance would be welcome.

Further details of the proposed boundary treatment should be provided to assess the impact of the scheme on the streetscene.

Materials

The choice of yellow brick is not seen as contextually appropriate – red brick or render is more in keeping with the existing context. Any material should be of high quality and more information should be submitted with the planning application on material palette (which we may condition when we make a determination). Render to the lower base is not seen as appropriate choice due to maintenance concerns, a more hardwearing material that would not require maintenance or repairs to the same extent as render should be chosen instead.

No. 19 Menelik Road

Proposed changes to entrance door

Officers would still prefer to see the corner entrance retained, as it is unique on the street. However, based on the number of other front entrances on the front elevation, officers will support this proposal provided an open porch is retained like many other properties along the street.

Proposed front dormer and balcony

While there is precedent for adding a balcony on the front facade, we consider the overall impact of the front dormer and balcony together, with the hip to gable end with rear dormer approved recently under Lawful Development Certificate, as well as the ground floor extension, would constitute overdevelopment, and therefore we would not accept the proposed front dormer and balcony.

Proposed rear extension

Officers consider the amended scheme showing a half width rear extension is more subservient on the rear elevation and as such is acceptable.

7. HOUSING

The Council seeks to maximise the amount of housing within the borough (Policy H1) and that most of this will be self-contained. Self-contained housing is the Council's priority land use and weight will be given to the development of sites for self-contained housing. Therefore, the principle of the proposal is accepted. In addition, the Council expects development to provide high quality housing that provides secure, well-lit accommodation with well-designed layouts and rooms in accordance with Policy H6 (housing choice and mix) and CPG Housing. The London Plan 2021 sets out Nationally Described Space Standards, which all new dwellings must meet.

House 1

The proposed floorspace, which spans over 3 floors is 168 sqm which exceeds the minimum requirement of 112sqm without storage and 124sqm with storage. There are 4 bedrooms which comprise two doubles and two singles, which all meet the minimum bedroom sizes set out in the National Spaces standards.

House 2

The proposed floorspace, which spans over 3 floors is 179 sqm which exceeds the minimum requirement of 130sqm without storage and 144sqm with storage. There are 4 bedrooms which comprise four doubles, which all meet the minimum bedroom sizes set out in the National Spaces standards.

Both houses would be dual aspect with suitable floor to ceiling heights which is welcomed.

Policy H7 sets out the borough's dwelling size priorities, and states that for market dwellings, 2 and 3 bedrooms are the highest priority, and 4 bedrooms are lower priority. However, Policy 1 of the Neighbourhood Plan states that housing developments should provide a range of unit sizes, including 3 and 4 bedroom homes, suitable for families. A 4 bed, 6 person and a 4 bed, 8 person development is at the larger end and is lower priority. Therefore, you are encouraged to look further at the dwelling size and mix to provide a more policy compliant mix.

Affordable Housing

Policy H4 of the Camden Local Plan seeks to maximise the supply of affordable housing in the borough. The policy sets out that the Council expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100 square metres GIA or more. The policy indicates that 100 sqm equates to one dwelling and a sliding scale is used for the affordable housing target. Where this can't be provided on site, or on another site, then a payment in lieu is required, which will be secured via a Section 106 legal agreement. The Council would only secure on-site affordable housing for developments for 10 or more units. As such, we would secure a payment-in-lieu in this instance, which would be secured through a S106 legal agreement.

For this scheme you are adding 347sqm of floorspace. Therefore, the affordable housing contribution is calculated as 6% of the added floor space multiplied by 5000sqm. $6\% \times 347\text{sqm} \times 5000\text{sqm} = £104,100$.

8. AMENITY

Potential amenity harm

As mentioned above, the two sites could cause some overlooking issues, and therefore any flank windows (particularly) of House 2, should be designed and placed to mitigate any amenity impact.

Daylight/sunlight impacts

Amenity provision

Policy A2 seeks to protect and enhance open space within the borough. Under this policy, developments should apply a standard of 9sqm per occupant for residential schemes. Therefore, for House 1 (6 persons), the minimum requirement is 54sqm (6x9sqm), and with a garden measuring 115sqm, this is a welcome overprovision. However, House 2 should contribute 72sqm (8x9sqm), but only provides 45sqm, and therefore you may wish to adjust your plots slightly to help both proposed houses meet this requirement.

Trees and Biodiversity

The submitted plans show annotated trees but a tree survey and arboriculture impact assessment have not been included with the submission. As such it is not possible to assess the scheme from an arboricultural perspective.

The Council will resist the loss of and damage to significant trees. Some degree of tree loss may be acceptable provided suitable replacement planting is secured to mitigate the loss of amenity and canopy cover.

Should a full application be forthcoming a full arboricultural report including tree survey and impact assessment in accordance with BS5837:2012.

Biodiversity should be included within the design at an early stage, including the provision of green roofs where possible.

The proposal may require a Biodiversity Gain Plan and information on Biodiversity Net Gain should be submitted as part of the application.

10. TRANSPORT AND PARKING CONSIDERATIONS

Cycle Parking

Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in Camden Planning Guidance CPG7 - Transport.

Safe and secure cycle parking will need to be provided in accordance with London Plan standards (2 spaces per dwelling over 1 bed units) in line with Policy T1.

Car-parking

Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. This includes limiting the availability of both off-street and on-street parking. A Section 106 legal agreement would ensure that no parking permits were granted to occupants of the new dwellings.

Managing the impacts of construction on the surrounding highways network

A construction management plan (CMP) and associated CMP Implementation Support Contribution would be required to be secured by Section 106 legal Agreement for the site, in accordance with Policy A1 and Policy T4 of the Camden Local Plan.

Our primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area.

A CMP and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 would be secured by S106 legal agreement, in line with Policy A1.

A detailed draft CMP should be submitted (using the [Council's pro-forma](#)) at application stage to help inform consultation responses. Please see CPG7 for more details.

Highways and public realm improvements directly adjacent to the site

The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development. The footway directly adjacent to the site is likely to suffer a degree of damage as a direct result of the proposed works. It would therefore be necessary to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted. This would ensure that the proposal is compliant with Policy T4.

Some highway licenses may be required to facilitate the proposed works. This might include a temporary parking bay suspension, a skip licence, a hoarding licence, and a scaffolding licence. The applicant would need to obtain such Highway Licences from the Council prior to commencing work on site.

Local consultation

You are strongly encouraged to engage with the neighbouring occupiers at an early stage in the process, given the likely concerns residents will have with the comings and goings of construction / delivery vehicles. Although the Council advertises the application in the local press and displays site notices, initial consultation may help offset any concerns neighbours have before any application is submitted. You are also advised to contact any local groups.

11. SUSTAINABILITY

Policy CC1 states that the Council will require development to incorporate sustainable design and construction measures. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean and be green) to reduce energy consumption. All minor residential developments (over 1+ unit) are expected to submit an energy statement - the detail of which to be commensurate with the scale of the development showing how the development will:

- Implement the sustainable design principles as noted in policy CC1
- Demonstrate that the development is capable of achieving a maximum internal water use of 105 litres per day (plus an additional 5 litres for external water use).

Paragraph 8.8 of the Local Plan requires all new residential development (of 1 – 9 dwellings) to meet a 19% reduction in carbon dioxide, below Part L of the 2013 Building Regulations. Reductions are measured against a baseline, the requirement set out in the Building Regulations. Further information regarding the Council's requirements regarding Climate Change mitigation measures are outlined within CPG Energy efficiency and adaptation.

12. COMMUNITY INFRASTRUCTURE LEVY (CIL)

You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule the CIL charge is £50 per additional sqm and for Camden CIL the site is within Zone A (£644 per sqm for residential below 10

dwellings). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index. More information can be found [here](#).

Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

13. CONCLUSION

In principle, the proposal for two new houses on this site is acceptable, subject to a number of design and space considerations outlined above.

14. PLANNING APPLICATION INFORMATION

Should you choose to submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Application
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- The appropriate fee
- Planning Statement
- Daylight/ sunlight assessment
- Design and Access Statement including heritage assessment of local character
- Sustainability Statement
- CIL Liability Form
- Please see supporting [information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. The Council must allow 21 days from the consultation start date for responses to be received. You are strongly advised to contact surrounding occupiers as well as the Fortune Green and West Hampstead Neighbourhood Plan Forum to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact John Nicholls on 020 7974 2843.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

John Nicholls

Planning Officer
Planning Solutions Team

FOR PRE PLANNING ONLY

DWG NO: P501

JULY 2024, ISSUED RT

PROPOSED STRUCTURE

NEIGHBOURING PROPERTY

Menelik Road

RAHUL TAHEEM LTD

RT

RAHUL TAHEEM LTD, Registered in England and Wales. Company registration number 12238895.
Director Rahul Taheem BSc (Hons), Grad Dip Arch, MA Arch.
Registered address 39 Wakemans Hill Avenue, London, NW9 0TA.

Notes

Rev	Date	Comments

Notes

- This drawing is for town planning purposes only. It is not to be used for construction or any other purpose.

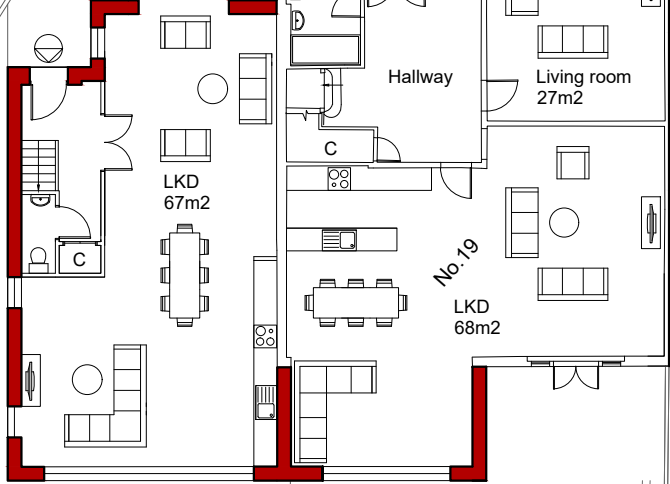
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Menelik Road

4 BED
6 PERSON
3 STOREY
168m²
1808sqft



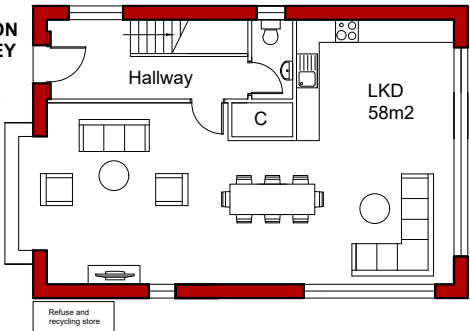
78m² this floor
HOUSE 1

Garden
115m²

130m² this floor

Garden
185m²

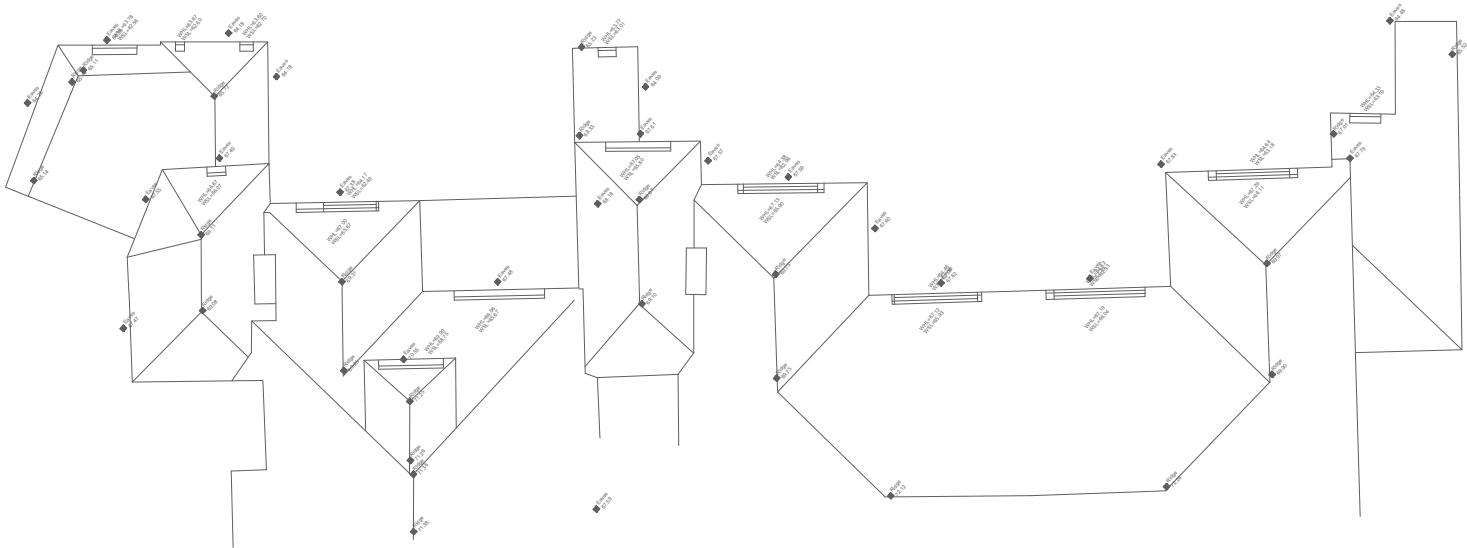
4 BED
8 PERSON
3 STOREY
179m²
1926sqft



77m² this floor
HOUSE 2

Garden
45m²

DRAFT ONLY



Proposed ground floor

19 Menelik Rd, London, NW2 3RJ

Metres

051020

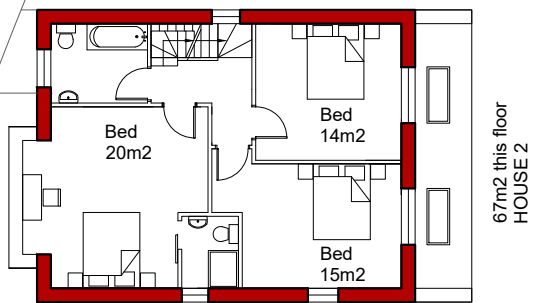
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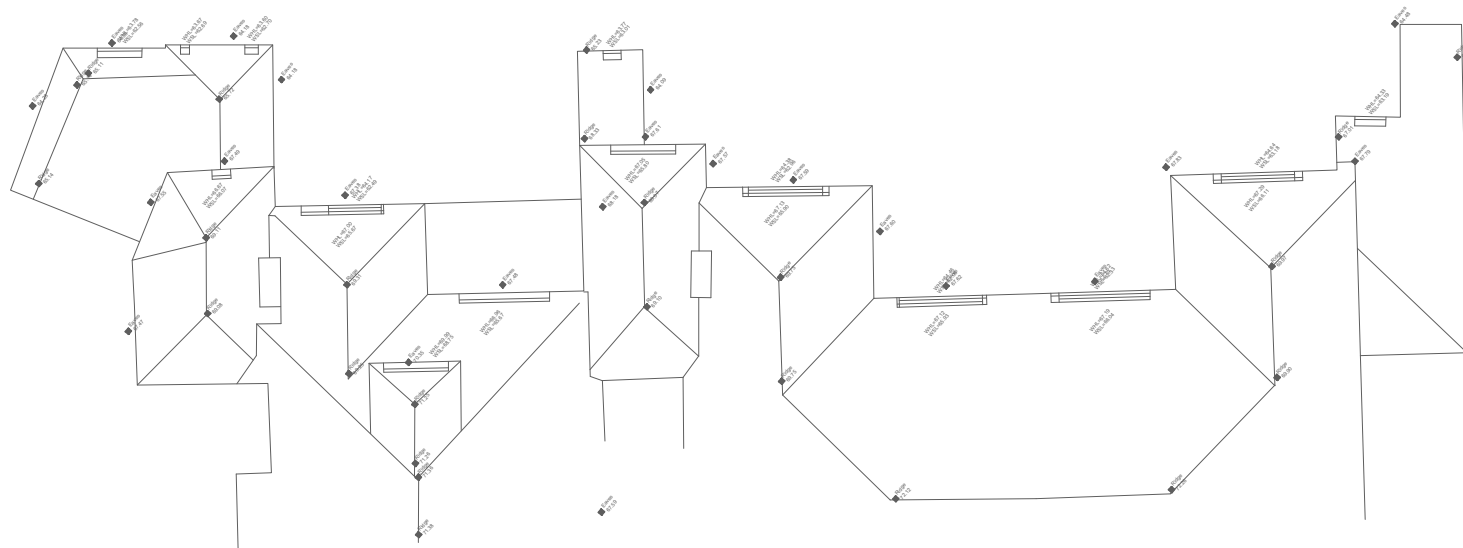
PROPOSED STRUCTURE

NEIGHBOURING PROPERTY

Menelik Road



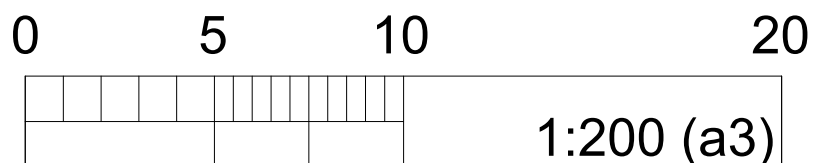
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Proposed first floor

19 Menelik Rd, London, NW2 3RJ

Metres



JULY 2024, ISSUED RT



PROPOSED STRUCTURE

NEIGHBOURING PROPERTY

Menelik Road

Menelik Road

89% at 2.5m in height

Balcony

Master

No. 75

No.27

32m2 this floor
HOUSE 1

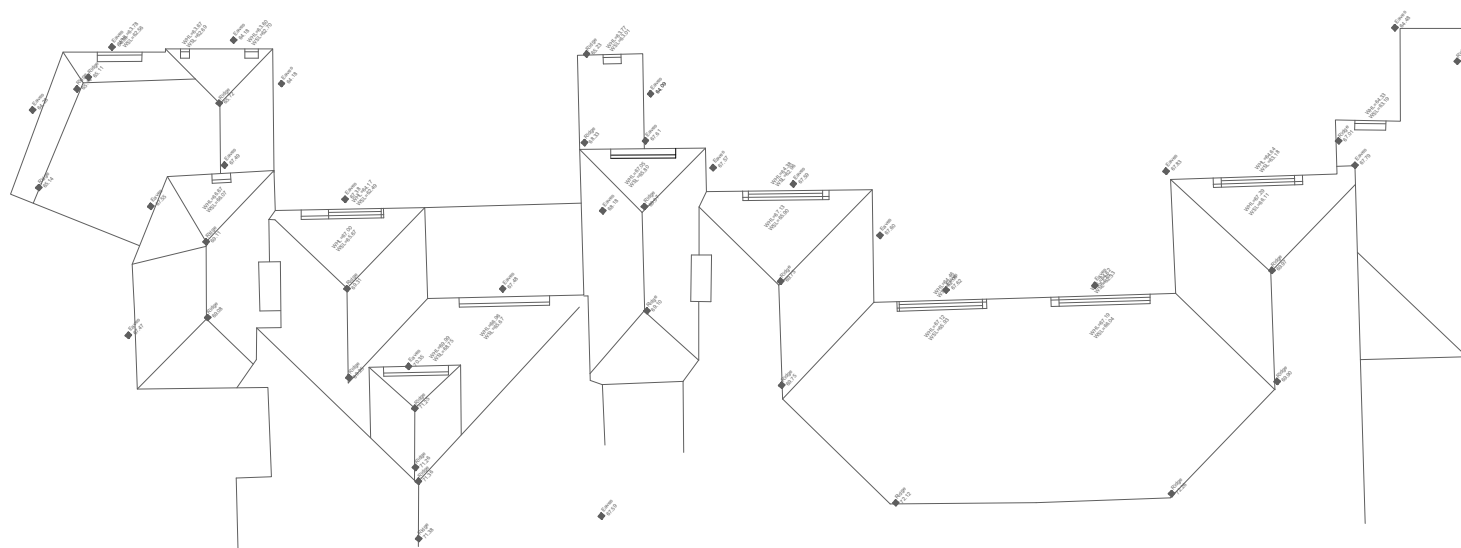
35m2 this floor

80% at 2.5m in height

DRAFT ONLY

N

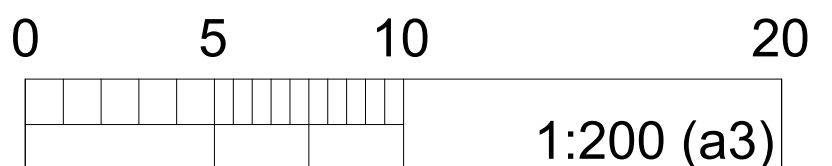
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Proposed second floor

19 Menelik Rd, London, NW2 3RJ

Metres




DWG NO: P505

Materials

- Roof in red brown colour tiles to match local area
- Walls in yellow brick to contrast surrounding red brickwork
- Render base to front, an inversion on brick base
- Render surrounds to doors (front)
- Front doors to be recessed
- Light grey colour doors and windows

DRAFT ONLY

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>RAHUL TAHEEM LTD Engineering and Construction</p> </div> <div style="text-align: center;"> <h1>RAHUL TAHEEM LTD</h1> </div> </div>																										
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Proposed elevations

19 Menelik Rd, London, NW2 3RJ

0 5 10 20

Metres

1:200 (a3)



House 1, building line



House 1, building line



House 2, building line



House 2, building line

Key materials
Red brown tiled roof
White render
Red brickwork base
Brick quoins



Bay window, gable, hipped roof



Bay window, gable, hipped roof



Bay window,hipped roof



Bay window, gable



Bay window, gable, door surrounds



Bay window

Character study



Front doors located on principal elevation (note recess)



Balconies on principal elevation

Character study

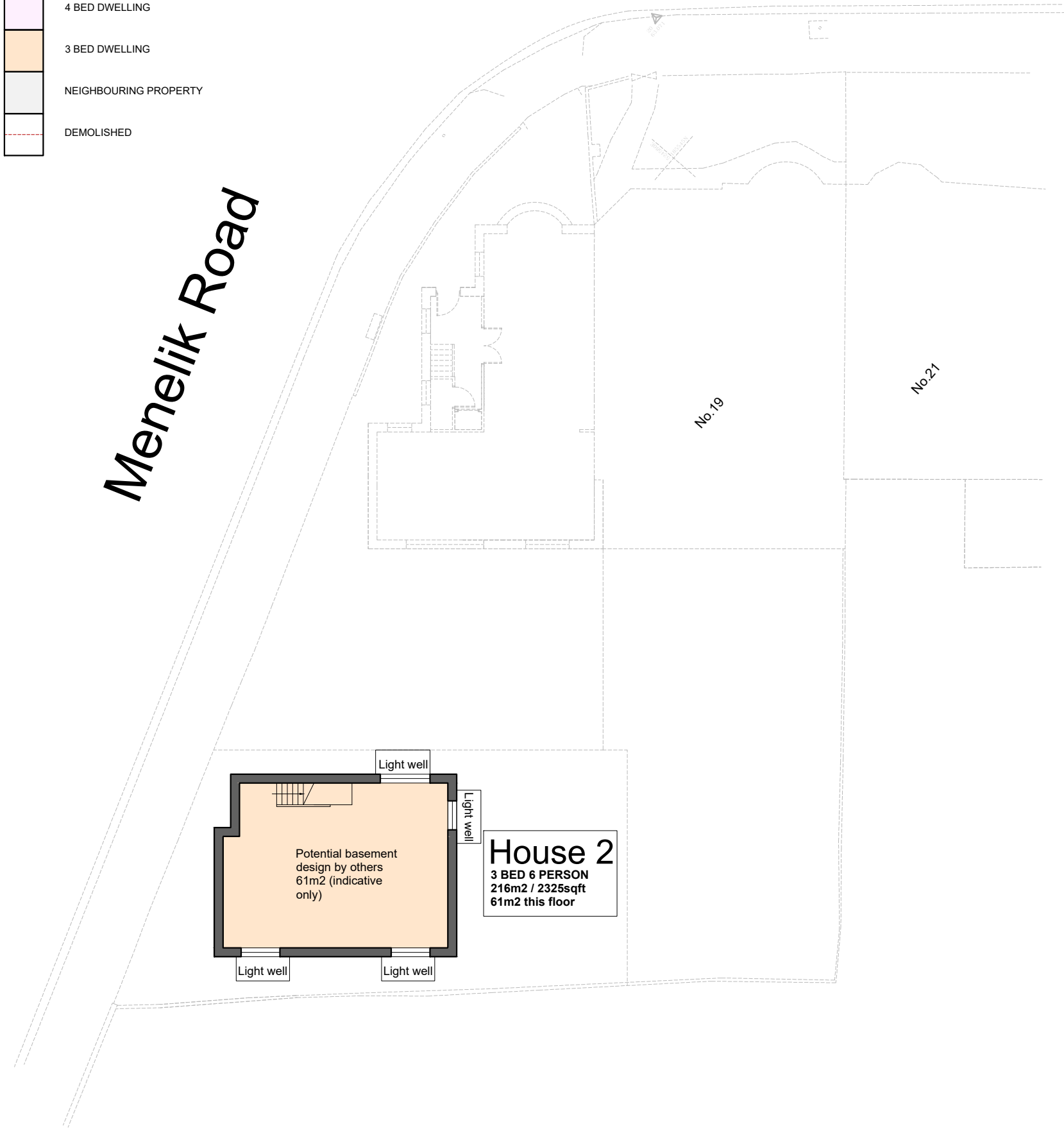
DWG NO: P401

JULY 2024

A vertical diagram of a six-story building. The floors are color-coded and labeled as follows from top to bottom:

- PROPOSED STRUCTURE**: Dark grey floor.
- EXTENSION TO EXISTING**: Yellow floor.
- 4 BED DWELLING**: Light purple floor.
- 3 BED DWELLING**: Light orange floor.
- NEIGHBOURING PROPERTY**: Light grey floor.
- DEMOLISHED**: White floor with a red dashed line near the bottom.

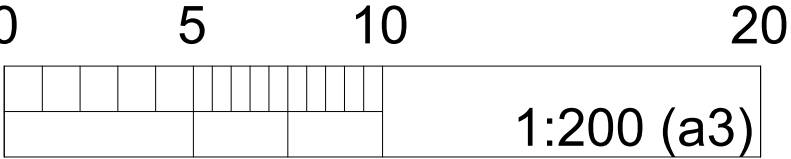
Menelik Road



Basement floor

19 Menelik Rd, London, NW2 3RJ

Metres



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FOR PRE PLANNING ONLY

DWG NO: P402

JULY2024

PROPOSED STRUCTURE

EXTENSION TO EXISTING

4 BED DWELLING

3 BED DWELLING

NEIGHBOURING PROPERTY

DEMOLISHED

Menelik Road

RAHUL TAHEEM LTD

RT

RAHUL TAHEEM LTD

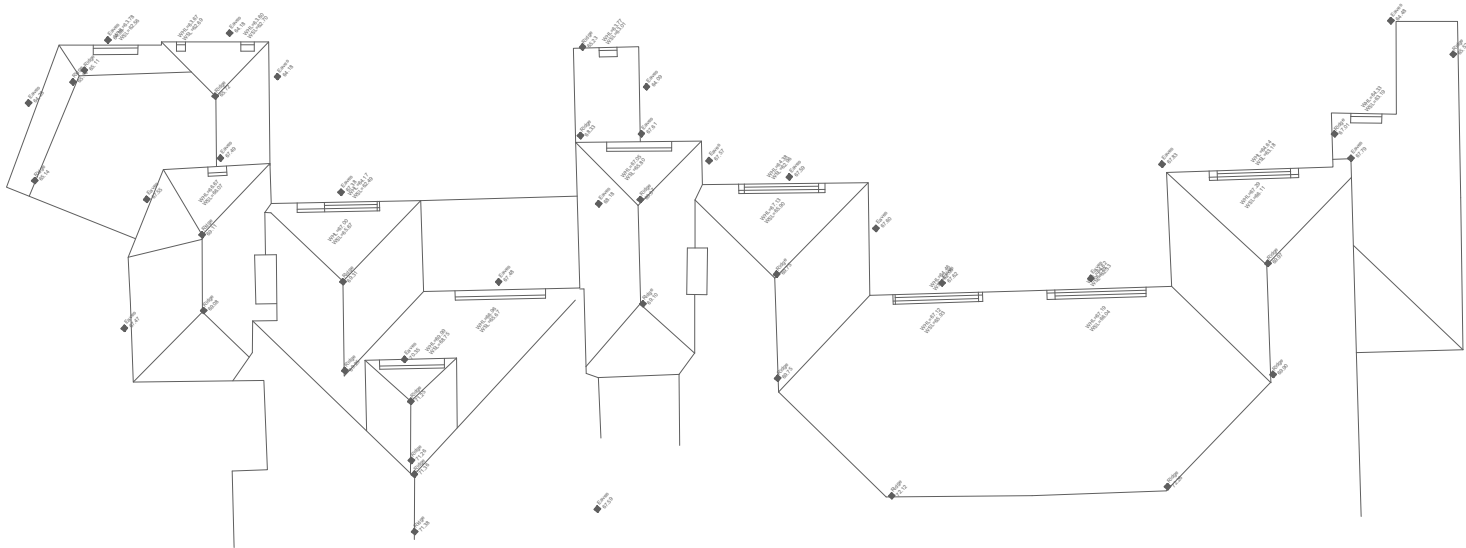
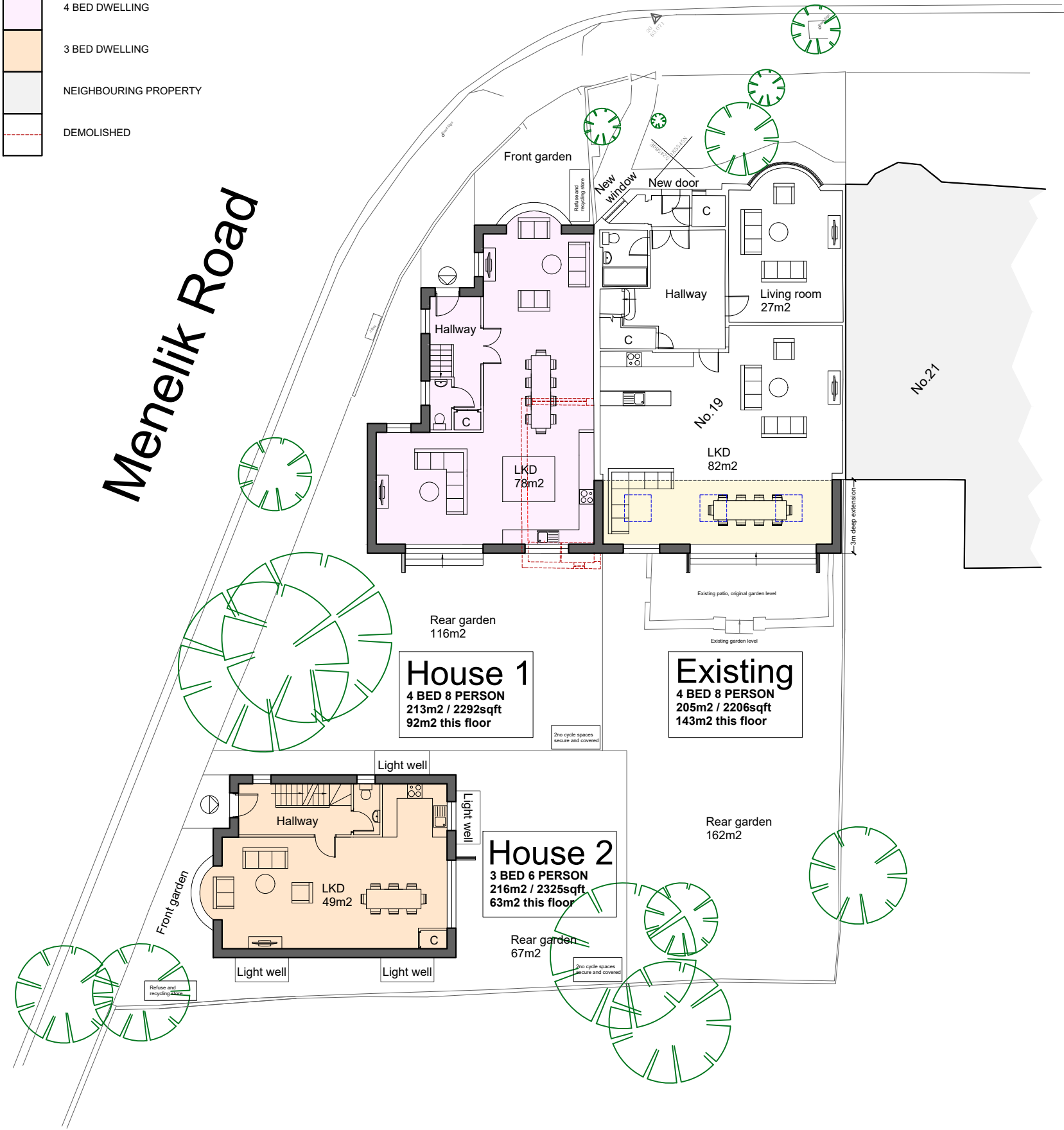
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Notes

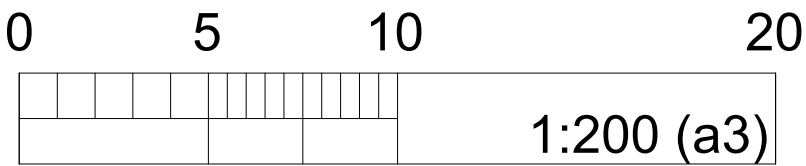
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Proposed ground floor

19 Menelik Rd, London, NW2 3RJ

Metres



FOR PRE PLANNING ONLY

DWG NO: P403

JULY2024

PROPOSED STRUCTURE

EXTENSION TO EXISTING

4 BED DWELLING

3 BED DWELLING

NEIGHBOURING PROPERTY

DEMOLISHED

Menelik Road

RAHUL TAHEEM LTD

RT

RAHUL TAHEEM LTD

RAHUL TAHEEM LTD, Registered in England and Wales. Company registration number 12238895.
Director Rahul Taheem BSc (Hons), Grad Dip Arch, MA Arch.
Registered address 39 Wakemans Hill Avenue, London, NW9 0TA.

Notes

Rev	Date	Comments

Notes

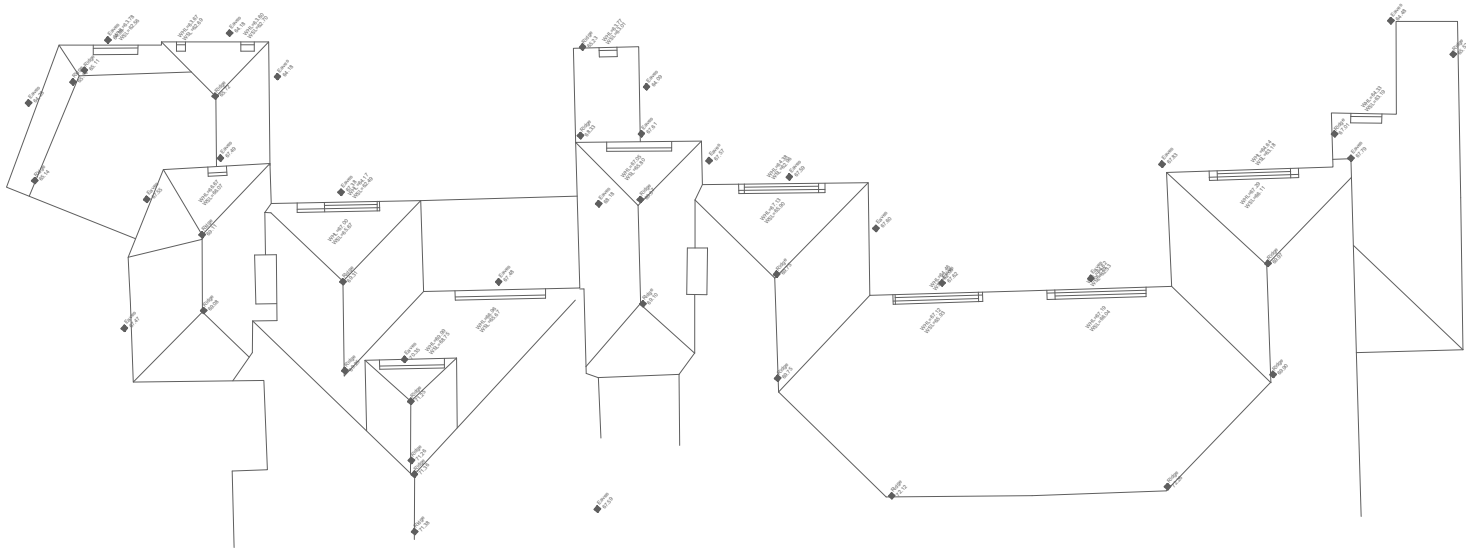
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Menelik Road

House 1
4 BED 8 PERSON
213m2 / 2292sqft
92m2 this floor

Existing
5 BED 10 PERSON
205m2 / 2206sqft
117m2 this floor

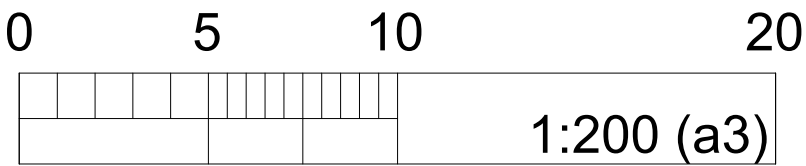
House 2
3 BED 6 PERSON
216m2 / 2325sqft
63m2 this floor



Proposed first floor

19 Menelik Rd, London, NW2 3RJ

Metres



FOR PRE PLANNING ONLY

DWG NO: P404

JULY2024

PROPOSED STRUCTURE

EXTENSION TO EXISTING

4 BED DWELLING

3 BED DWELLING

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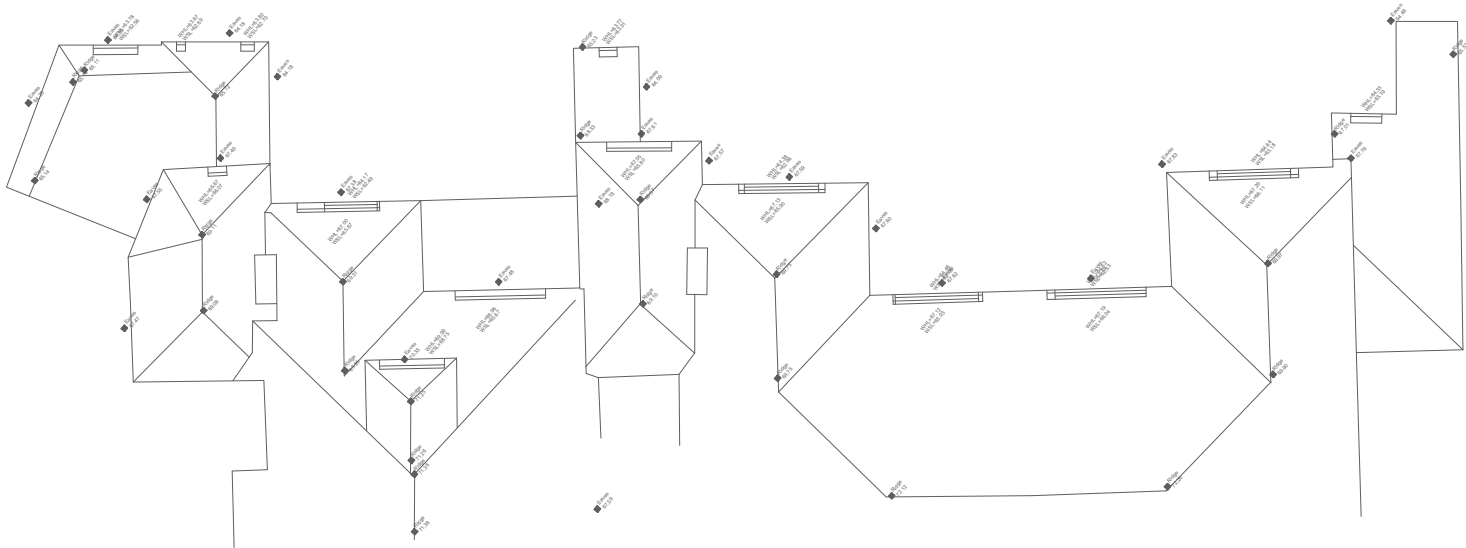
-Any other discrepancies or omissions to be reported immediately

Menelik Road

House 1
4 BED 8 PERSON
213m2 / 2292sqft
92m2 this floor

Existing
5 BED 10 PERSON
314m2 / 3379sqft
54m2 this floor

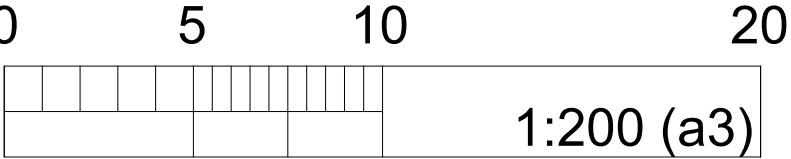
House 2
3 BED 6 PERSON
216m2 / 2325sqft
29m2 this floor



Proposed second floor

19 Menelik Rd, London, NW2 3RJ

Metres



FOR PRE PLANNING ONLY

DWG NO: P405

JULY2024

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Note hip to gable end with rear dormer submitted under a Lawful Certificate

Existing
4 BED 8 PERSON
205m2 / 2206sqft

House 1
4 BED 8 PERSON
213m2 / 2292sqft

House 1
4 BED 8 PERSON
213m2 / 2292sqft

House 2
3 BED 6 PERSON
216m2 / 2325sqft

House 2
3 BED 6 PERSON
216m2 / 2325sqft



Front Elevation



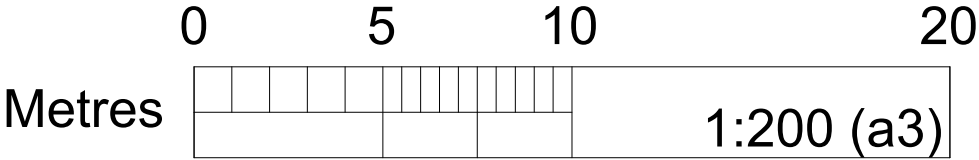
Side Elevation



Rear Elevation

Proposed elevations

19 Menelik Rd, London, NW2 3RJ



FOR PRE PLANNING ONLY

DWG NO: P406

JULY2024

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-Any other discrepancies or omissions to be reported immediately

House 1
4 BED 8 PERSON
213m2 / 2292sqft

Note hip to gable end with rear dormer submitted under a Lawful Certificate

Existing
4 BED 8 PERSON
205m2 / 2206sqft



Rear Elevation

House 2
3 BED 6 PERSON
216m2 / 2325sqft



Side Elevation

Proposed elevations

19 Menelik Rd, London, NW2 3RJ

