

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0316/P	David and Judith Kilbourn	25/02/2025 16:54:02	OBJ	<p>We are writing as we strongly object to the planning application. We live across the road from 19 Menelik Road, and immediately opposite where House 2 is proposed. We have not been contacted by the developer, contrary to his assertion that he has liaised with neighbours. Camden Council has not posted any planning application notices in the area, and so has not fulfilled its obligations.</p> <p>The house at 19 Menelik Road is somewhat unique, as the front door and porch is situated at an angle with the hexagonal window above. We believe it is important that these features are retained. The garage and room above are incorrectly referred to in the application as an annex. The room above the garage is an integral part of the first floor accommodation of the house.</p> <p>The design, size and height of the proposed buildings constitute massive over development. Not only is the original house to be extended significantly, but also adding 2 new houses on the site. This will increase the number of occupants on the site from a single family to as many as 22 people.</p> <p>The proposed heights of the new houses will be 9.9m and 8.8m. This will reduce the amount of light received by many adjacent properties on both Menelik and Somali Road. Our privacy, and that of our neighbours will be significantly compromised.</p> <p>The proposals are in direct conflict with the Fortune Green Neighbourhood Development Plan. Policy 4 states 'The development of new dwellings in private gardens should be avoided'.</p> <p>There are underground streams in the area, known to local residents. The flood risk would increase with the removal of many mature trees, and the building of 2 houses over a significant portion of currently permeable ground.</p> <p>There would be a loss of biodiversity on the site, due to the removal of habitat for native garden birds, hedgehogs and bats. Indeed with Camden's support, a number of hedgehogs were introduced into Menelik Road gardens in 2020. There is now a sustainable hedgehog community which breed in local gardens. A Hedgehog Highway was created at the time, which crosses No 19's garden.</p> <p>No 19 is situated on a near 90 degree dangerous bend in the road, with limited line of sight for drivers. This will only become more dangerous if House 1 is built in its proposed position. A number of neighbours' cars have been crashed into while parked near this corner. Families and school children regularly walk along Menelik Road. There is no off street parking provision in the proposals. Any on street parking will only make this corner more dangerous.</p> <p>Houses 1 and 2 as proposed are situated much too close to the boundary. They should be set back at least 4 meters from the boundary, in keeping with other houses in the road.</p> <p>To sum up, we object to this planning application as it would be inappropriate overdevelopment, out of keeping with the style and character of the area, and would seriously compromise our light and privacy, and that of our neighbours.</p>