

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0316/P	Julian and Cloda Pollock	02/03/2025 16:24:12	OBJ	<p>We have lived on Menelik Road for over 15 years.</p> <p>We strongly object to and oppose the proposed new residential development at 19 Menelik Road for the following reasons:</p> <ol style="list-style-type: none"> 1. Lack of consultation and notification- we are not aware that the applicant has made any attempts to consult with affected neighbours or the wider community, in direct conflict with assertions made in the application. We are not aware of any notification by Camden of the application or of statutory notices having been posted. 2. Development of garden - Policy A13 of the Fortune Green and West Hampstead Development Plan (FGWHDP) adopted in September 2015 provides that "in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided." The proposed development is in clear breach of this Policy and should be refused on that basis. 3. Overdevelopment - the proposal is to increase the size of the current house and build two new houses. The total development will be able to accommodate 22 people on a site previously occupied by a single family. This is excessive, unsuitable to the character of the neighbour and will be detrimental for the area. The proposed heights of the new houses will reduce the amount of light received by many adjacent properties on both Menelik and Somali Road and adversely affect daylight and sunlight and increase overshadowing to those properties. Menelik Road is a well designed, attractive and well laid out street. The proposed design is overbearing and the privacy of adjoining properties will be compromised. 4. Loss of Trees and Biodiversity: The removal of mature trees will harm local biodiversity and the environment. Objective 6 FGWHDP provides as follows: "Development shall promote bio-diversity and nature conservation, and allow for the planting of new trees." The development will adversely impact biodiversity due to the removal of habitat for birds, hedgehogs and bats. Menelik Road and the surrounding streets support a sustainable hedgehog community which breed in local gardens and the proposed development will have an adverse effect on this excellent initiative. The proposed scheme will result in the loss of 6 trees which is unacceptable in the context of this objective. 5. Misleading use of term "annex" - the Planning Statement refers to the "demolition of side annex". This is a misleading use of the term 'annex' to describe part of the configuration of the existing house and suggest it is a separate structure. Whilst there is a garage at ground floor level, at first floor level, there is a bedroom above the garage, which can only be accessed from the first floor of the main part of the existing house. It forms an integral part of the house. All houses on Menelik Road were originally designed like this. <p>We believe the application should be refused on the above grounds.</p>