

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2025/0316/P	Sarah & Laurence Bellman	03/03/2025 16:36:40	OBJ	<p>We are writing to express our strong object to the planning application for the following reasons:- It is an overdevelopment of the site. The design, size and height of the new buildings or extensions are out of character and too close to the boundary line as all other properties are at least 4m from the boundary so will be out of line.</p> <p>The buildings will overlook adjoining properties which will impact on their privacy and lack of light and due to the design look out of place.</p> <p>3 dwellings on one site will increase the noise level and activity and contravenes the Fortune Green Development Plan which states that the building of new dwellings in private gardens should be avoided and should never be more than 2 storeys high. This will also increase the number of residents on the plot quite considerably to possibly 18 or more.</p> <p>Due to no off street parking ( all houses in Menelik Road have off street parking) this will severely impact road safety and traffic on an already almost blind corner of Menelik Road. The increased number of cars parked on the street alongside visitors and deliveries etc to the properties will add to the road safety issue.</p> <p>The site of the new dwellings being so close to the boundary will also block any sightline rounding the corner which we currently have on an already dangerous corner.</p> <p>There are a number of trees on the site which the design has not considered and doesn't follow the Camden Council guidance. There is a serious problem of waterlogging in the garden. The loss of the large part of the front and rear gardens and trees will affect the water absorption in the neighbourhood. After a heavy down pour we experience at No 31 Menelik Road, water running through the garden down towards No 19. Retaining permeable ground and larger trees would continue to help the water flooding issue.</p> <p>In addition to the above points the Developer has claimed that he has been in consultation with local residents and Local Associations which as far as we know is not the case.</p> <p>It was only when a neighbour contacted the Council to find out details that planning notices were suddenly put on a couple of lampposts at the weekend (end Feb).</p> <p>We hope you will take this objection seriously and look into all these matters raised</p>

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