

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0316/P	Thomas Morgan	32 Menelik Road, London, NW2 3RH	14/03/2025 20:00:18	OBJ	<p>Planning Application Reference: 2025/0316/P Address of Proposed Development: 19 Menelik Road, NW2 Date: 14 March 2025 Submitted by: Thomas Morgan and Olivia Woolston Address: 32 Menelik Road, London, NW2 3RH</p> <p>Dear Sir/Madam,</p> <p>We are writing to express our strong objection to the proposed redevelopment of 19 Menelik Road, NW2 (Planning Ref: 2025/0316/P).</p> <p>As residents living at 32 Menelik Road directly opposite the site and immediately across from the location of the proposed House 2, we are directly and materially affected by the proposed development. For the reasons set out below, we believe that this application should be refused in full. The proposal is wholly inappropriate in scale, design and impact, and is inconsistent with Camden's Local Plan (2017), Camden Planning Guidance, and the Fortune Green and West Hampstead Neighbourhood Development Plan (NDP).</p> <p>¿</p> <p>1. Overdevelopment and Disproportionate Intensification (Camden Local Plan D1, A1; Fortune Green NDP Policy 4)</p> <p>The proposed development constitutes clear overdevelopment of the site. The combined impact of significantly extending the original house and adding two new three-storey dwellings results in a dramatic intensification of site use, increasing the potential occupancy from one household to as many as 22 residents.</p> <p>This is wholly out of character with the low-density residential pattern in Menelik Road and contravenes Policy 4 of the Fortune Green NDP, which states:</p> <p>“The development of new dwellings in private gardens should be avoided.”</p> <p>The bulk and height of the proposed buildings (9.9m and 8.8m) further compound this impact, dominating the site and neighbouring properties and fundamentally altering the area's character.</p> <p>¿</p> <p>2. Loss of Light, Privacy and Residential Amenity (Camden Local Plan A1; CPG Design and Amenity)</p> <p>The height, massing and orientation of the proposed dwellings will:</p> <ul style="list-style-type: none"> • Reduce daylight and sunlight to adjacent homes on both Menelik Road and Somali Road; • Create overlooking impacts on habitable rooms and gardens of several nearby homes (Nos. 32–42 Menelik Road and others);

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- Compromise privacy for multiple neighbouring households;
- Result in loss of long-standing outlooks onto trees and open garden space, which residents have enjoyed for decades.

This directly undermines Policy A1 of the Camden Local Plan, which requires development to protect neighbouring amenity in terms of privacy, outlook, daylight and noise.

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3. Design and Architectural Incompatibility (Camden Local Plan D1; CPG Design)

The development fails to respect the architectural character of the area. Specific concerns include:

- House 1 and House 2 are proposed too close to the street boundary, in stark contrast to other homes along Menelik Road, which are set back at least 4 metres;
- The brick facades are inconsistent with the predominant pebble-dashed or painted pebble-dash finish of neighbouring properties;
- The proposal removes distinctive features of the original property at No. 19, including the corner-set door and unique hexagonal window, contrary to earlier pre-application advice from Council Officers;
- The garage and upper room are wrongly described as an annex, despite being integral to the main first-floor accommodation.

These issues collectively demonstrate a failure to comply with Camden Policy D1, which mandates that developments must respond sensitively to the local context.

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4. Procedural Deficiencies and Misleading Consultation Claims (CMP Section 3, SCI Requirements)

- Contrary to assertions in the application, no consultation has occurred with local residents or the MARA residents' association;
- Camden Council failed to post adequate site notices, thereby breaching its statutory notification obligations;
- The developer's claim to have distributed a newsletter to adjacent neighbours is inaccurate and misleading, as confirmed by multiple households.

This lack of transparency and community engagement undermines the Statement of Community Involvement principles that are fundamental to the planning process.

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5. Biodiversity, Tree Loss and Ecological Harm (Camden Local Plan A3; BNG Requirements)

The development entails the removal of at least six mature trees and multiple shrubs, including

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					<p>one winter-flowering cherry (Prunus). This is particularly concerning because:</p> <ul style="list-style-type: none"> • The cherry tree is a significant visual and ecological feature of the street; • The loss of tree canopy and natural planting will cause a net reduction in local biodiversity, with the proposed mitigation (one tree and some whip planting) being inadequate and slow to mature; • A thriving hedgehog community has been established locally with Camden Council support, including at No. 19, as part of a "Hedgehog Highway" initiative. This development would destroy habitat continuity and disrupt this successful conservation project; • Bats, pollinators, and birds (including woodpeckers, goldfinches and blue tits) regularly use the garden area — all would be displaced. <p>Further, the proposed offsite biodiversity offset fails to meet Fortune Green NDP guidance, which clearly states that compensatory measures must be within the area to provide meaningful ecological benefit.</p> <p>¿</p> <p>6. Drainage and Flood Risk (Camden Local Plan CC2; CPG Sustainability)</p> <p>Local residents are aware of historic underground streams, and regular surface water pooling occurs after rainfall. The development would:</p> <ul style="list-style-type: none"> • Replace permeable green areas with built form and hard surfaces; • Increase run-off risk to adjacent properties, with no apparent SuDS or drainage mitigation measures proposed; • Potentially disturb underground watercourses, exacerbating flooding. <p>¿</p> <p>7. Road Safety Hazards and Parking Pressure (Camden Local Plan T2; CPG Transport)</p> <ul style="list-style-type: none"> • The development lies at a dangerous 90-degree bend, where visibility is currently aided by open garden space; • House 1 would remove this critical visibility splay, increasing risk of collisions for vehicles and endangering pedestrians, including school children; • The proposal offers no off-street parking, out of keeping with all other homes on Menelik Road, and will increase on-street congestion and pavement hazards; • Additional foot and delivery traffic, visitor parking, and dumping of dockless e-bikes/scooters will worsen the existing transport and pedestrian risks. <p>¿</p> <p>8. Failure to Deliver Social Value or Affordable Housing (Camden Local Plan H4, H6)</p> <ul style="list-style-type: none"> • The proposal provides no social or affordable housing, nor housing suitable for the elderly, contrary to Camden's strategic housing policies; • It appears designed to maximise commercial return while ignoring local housing needs, choosing instead to pay financial penalties and offsets.

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					<p>¿</p> <p>Conclusion: A Harmful, Non-Compliant, Unsuitable Development</p> <p>This application fails to meet the standards set out in:</p> <ul style="list-style-type: none">• Camden Local Plan Policies D1, A1, A3, CC2, T2, H4, H6;• Camden Planning Guidance on Design, Transport, Sustainability and Amenity;• Fortune Green & West Hampstead Neighbourhood Development Plan Policies 4, A12–A14. <p>For all the reasons above — including overdevelopment, heritage harm, loss of amenity, ecological destruction, flood risk and procedural unfairness — we respectfully ask Camden Council to refuse planning permission in full.</p> <p>Please confirm receipt of this objection and ensure we are notified of the outcome.</p>
