

Residential Development Proposed at 19 Menelik Road, London

Camden Council Planning Application Reference 2025/0316/P –

Neighbour Objection

Summary

This **OBJECTION** outlines key concerns that we have as neighbours (living at 21 Menelik Road) to the residential development proposed (the Proposal) at 19 Menelik Road, London, NW2 3RJ (the Property).

The 4 key concerns relate to

- inappropriate design
- harm to existing and future residents' amenity
- heritage harm
- harm to flora and fauna/biodiversity.

These adverse impacts are contrary to Camden Local Plan Policies D1, D2, A1, A2 and A3 and the associated relevant Fortune Green & West Hampstead Neighbourhood Plan policies and the Council's supplementary planning guidance, as well being contrary to London Plan Policies D3, D4, D6, HC1, G6 and G7, and the National Planning Policy Framework (NPPF) Chapters 12 (design), 15 (natural environment) and 16 (historic environment).

We set out below each of the concerns and the policies which we feel the Proposal is contrary to, warranting **REFUSAL** of the Proposal the subject of this Planning Application.

The Concerns Discussed

1. Inappropriate Design

The design, materials and architectural detailing of two new houses are incongruous, out of keeping and jarring with the cohesive architectural style and character of the surrounding properties, plot size and streetscape.

These design-related concerns mean that the Proposal is contrary to Local Plan Policy D1 and associated supplementary guidance on design and the Neighbourhood Plan, which all require high-quality design that respects and responds sensitively to the local context and character, as well as London Plan Policies D3, D4 and D6 and NPPF Chapter 12.

2. Harm to Resident Amenity

Proximity of the Proposal to neighbours will result in loss of privacy for existing and future residents: The kitchen and rear garden of 21 Menelik Road, for example, will be overlooked from the back of the first and second floors of House 2. The Proposal will also lead to overshadowing and unacceptable loss of daylight and sunlight. It will also not preserve existing residents' outlook from many houses on Menelik Road and Somali Road, including ours.

The Proposal is therefore contrary to Local Plan Policy A1, the related amenity supplementary guidance and guidance in the Neighbourhood Plan, which require protection of the quality of life of occupiers and neighbours, ensuring that development does not cause unacceptable harm to amenity and design to minimise overlooking to protect privacy. This amenity harm is also contrary to London Plan Policies D3 and D6 and Chapter 12 of the NPPF.

3. Heritage Harm

Partial demolition of the Property will result in loss of heritage features, including the proposed relocation of the front door away from its unique corner location, the obscuring of the view of the first-floor hexagonal stained-glass window and the complete loss of the double height stained-glass window above the staircase and visible from the pavement. Together with disrupting and being incongruous with the historic plot and street pattern, this loss of heritage causes significant and irreversible harm. The Neighbourhood Plan requires that demolition must be considered carefully, justified, and use sympathetic materials and design to maintain the area's character and appearance. These requirements are not met.

The heritage harm is contrary to Local Plan Policy D2 and associated supplementary heritage guidance and the Neighbourhood Plan, London Plan Policy HC1 and Chapter 16 of the NPPF.

4. Harm to Flora and Fauna/Biodiversity

The Proposal will result in the significant loss of garden space and loss of or damage to several mature trees. This garden, together with its neighbours currently provides a natural habitat for various species (including bat foraging and flight, nesting birds and hibernating hedgehogs) and contributes to the character and identity of the area. The gardens of the immediate area also provide a valuable green/wildlife corridor between Sites of Importance for Nature Conservation (the Grade I Hampstead Cemetery, Grade I Westbere Copse and Jenny Wood Nature Reserve and Grade II Gondar Gardens Reservoir).

The Proposal will be harmful to the biodiversity of the immediate area and interrupt important wildlife corridors. The Proposal is therefore contrary to Local Plan Policies A2 and A3, supplementary guidance and the Neighbourhood Plan (Policy 17), which require the protection and enhancement of open spaces and protection of existing green/open spaces from damage or loss, alongside protecting nature conservation sites and safeguarding protected and priority habitats and species. This harm is also contrary to London Plan Policy G6 and G7, and NPPF Chapter 15.

Conclusion

The Proposal will cause substantial harm to the character and heritage of the local area by virtue of its incongruous design, as well as causing substantial harm to the amenity of existing and future residents and to the biodiversity of the area. Such harm is contrary to design, amenity, heritage and biodiversity policies in the Local Plan and related supplementary guidance and the Neighbourhood Plan, as well as to various London Plan policies and guidance contained within the NPPF.

For the reasons set out, we ask that the Planning Application be **REFUSED**. We would also ask to be kept informed please as matters progress.

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