

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0316/P	Stephen and Lisa Gershon	32 Somali Road, Cricklewood	20/03/2025 19:21:22	OBJ	<p>Neighbour Objection to Planning Application at 19 Menelik Road NW2 3RJ</p> <p>Application No: 2025/0316/P</p> <p>NW2 3RL</p> <p>We are the owners and residents of 32 Somali Road and submit this formal objection to the proposed development at 19 Menelik Road. We strongly oppose the construction of 2 new three-storey houses within the garden of No. 19, shown as House 1 and House 2 in the application and the proposed extension and alteration to the existing house. The reasons for these are given below. This development is inconsistent with Camden's Local Plan and will have a significant negative impact on our home, the surrounding neighbourhood, and local environmental conditions. As of Wednesday 19th March, this planning application is still being listed online and in the statutory signs as 2, two storey dwelling houses with dormer windows at the rear. This is incorrect and even the applicant's own plans refer to 2, three storey houses. This is particularly significant when the proposed houses are seen from the rear.</p> <hr/> <p>Grounds for Our Objections</p> <p>1. Impact on Visual Amenity and Privacy</p> <p>The proposed development significantly affects our visual privacy, outlook, and access to natural light. Currently, our garden enjoys an open aspect, free from direct overlooking. However, the positioning of House 2 will place it extremely close to our rear garden fence. The combined effect with House 1 will be to create an uninterrupted barrier of solid buildings. This would constitute overdevelopment of the site, negatively impacting our quality of life, particularly in the spring and summer months when we extensively use our garden.</p> <ul style="list-style-type: none"> • Loss of Privacy: Our rear bedroom and office will be directly overlooked by the second and third floors of House 2, contradicting Camden Planning Guidance (Amenity) 2021, Section 2.2, which states: "The Council will therefore expect development to be designed to protect the privacy of the occupants of new and existing dwellings. New buildings and the location of new windows should be carefully designed to avoid overlooking." • Loss of Light and Outlook: The combined effect of House 1's expansion and the height of House 2 will block significant natural light from our home and garden. The Fortune Green and West Hampstead Neighbourhood Plan (2015), Section 4A, states that "in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided." The proposed height and bulk of the buildings directly contradict this guidance. • Right to Light Infringement: The Camden Planning Guidance (2021), Section 3.17, states: "If a structure is erected which reduces the light to an unobstructed property to below sufficient levels, this right is infringed." We have enjoyed uninterrupted light for the 24 years since we moved into our home, exceeding the 20-year threshold required to establish this right under the Rights of Light Act 1959.

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					<ul style="list-style-type: none"> Artificial Lighting Impact: We are concerned about excessive artificial light pollution from both houses, which will negatively impact our residential amenity. This contradicts Camden Local Plan (2017), Section 6.6. <p>Additionally, Camden has previously rejected similar applications at 40 Menelik Road (Application Number 9101147) and 7 Menelik Road (Application Number 2006/3093/P) reinforcing that such developments are not in keeping with the area's character. We urge the Council to remain consistent in its policies.</p> <p>2. Impact on the Character and Appearance of the Neighbourhood</p> <p>The proposed development does not align with the architectural character of Menelik Road and the surrounding area. The design of both House 1 and House 2 fails to maintain the late 1920s period character of neighbouring properties.</p> <ul style="list-style-type: none"> Inappropriate Design and Materials: The use of red brick for the new buildings is inconsistent with the surrounding houses, which are predominantly pebble-dashed or painted pebbledash. Furthermore, No. 19 Menelik Road's stained-glass stairwell window and corner entrance would be lost, erasing important historic features of the area, and the unique first floor hexagonal window would be obscured. Non-compliance with Planning Policy: The Fortune Green and West Hampstead Neighbourhood Plan (2015), Policy 2 states that development must "complement and enhance the distinct local character" and "positively interface with the street and streetscape." The proposed design does not adhere to these principles and fails to integrate harmoniously with the existing built environment. <p>3. Environmental and Natural Habitat Concerns</p> <p>The proposed development poses serious environmental risks to drainage, flood prevention, and local wildlife.</p> <ul style="list-style-type: none"> Increased Flood Risk: The garden at No. 19 contains two mature ash trees, which are crucial for drainage and flood prevention. The previous owner of No. 19 was advised to retain these trees due to the area's history of heavy waterlogging. Photographic evidence has been submitted by other neighbours, and we are happy to do the same. Removing them would violate Camden Planning Guidance (2021), Policy CC3, which states: "The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible." Loss of Biodiversity: The garden at No. 19 supports a variety of wildlife, including hedgehogs and birds. In reference to the local sighting of bats, again other neighbours have provided details of this, and we are happy to do the same. The Camden Local Plan (2017), Section 6.37,

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					<p>supports the protection of natural habitats, stating that the Council “will resist development and loss of garden space which contributes to the character of the townscape.” The destruction of this green space contradicts these commitments.</p> <p>4. Inadequate Separation Between Buildings</p> <p>The proposed placement of House 2 does not meet the recommended separation distance for maintaining privacy and avoiding an overbearing effect.</p> <ul style="list-style-type: none"> • Insufficient Setback: Camden Planning Guidance (2021), Section 2.4, states: “To ensure privacy, it is good practice to provide a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed development.” The current plans do not meet this requirement. • Overbearing Impact: Section 2.14 of the same guidance notes that developments should “ensure that the proximity, size, or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.” The proposed buildings would create an oppressive and dominant visual barrier, severely impacting neighbouring properties. <p>Conclusion</p> <p>The proposed development at 19 Menelik Road is an overdevelopment that does not align with Camden’s planning policies or the Fortune Green and West Hampstead Neighbourhood Plan. It would result in a significant loss of privacy, natural light, and outlook for neighbouring properties, including our home at 32 Somali Road. Additionally, it would destroy green space, increase flood risk, and damage local wildlife habitats.</p> <p>Given the strong precedent of similar applications being refused, we urge Camden Council to reject and refuse this proposal to preserve the character, privacy, and environmental integrity of our neighbourhood.</p> <p>We would also like to be kept informed as matters progress to the enormous impact of any such development being approved.</p> <p>Stephen and Lisa Gershon, Owners and Residents of 32 Somali Road, London NW2 3RL</p>