

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0316/P	Simler/Heinlein	35 Menelik Road	21/03/2025 21:13:05	OBJ	<p>Subject: Objection to Planning Application 2025/0316/P at 19 Menelik Road, NW2 3RJ</p> <p>Dear Sir/Madam,</p> <p>We are residents of Menelik Road and are writing to formally object to the proposed development at 19 Menelik Road (Ref: 2025/0316/P) on the grounds of its incompatibility with the local character of the area, overdevelopment, the negative impact on flora and fauna, and the environmental risks it poses, including increased flooding risk and loss of biodiversity.</p> <p>1. Incompatibility with Local Character of the Area</p> <p>The design, which is proposed for the two new houses, does not align with nor respect the distinct 1920s architectural style and character of Menelik Road. This area is characterized by its cohesive and historic architecture, and the proposed buildings will disrupt the uniformity and aesthetic harmony of the neighbourhood.</p> <p>Policy D1 of the CLP stresses that new developments must respect the local context and character. The proposed design fails to achieve this.</p> <p>Design CPG (Para 4.38) requires new developments to be sensitive to their surroundings, which this proposal is not.</p> <p>The garage and bedroom, which are supposed to be demolished, are an integral architectural feature of the building as are the hexagonal stained-glass windows and unique front door. Any major alteration of the existing house will erode the character of the property, contrary to CLP Policy D2 and Design CPG Section 3.</p> <p>2. Overdevelopment</p> <p>The proposed development introduces an excessive density that is at complete odds with the established character of Menelik Road, which consists of houses with well-proportioned gardens. The Fortune Green Neighbourhood Development Plan discourages the development of new dwellings in private gardens to protect green/open spaces. The construction of two new houses within the garden of 19 Menelik Road would not only severely reduce green space, but also create a visual imbalance due to inappropriate scale and squeeze two new houses into a constrained space.</p> <p>3. Impact on Flora and Fauna and the Environment</p> <p>The development will cause substantial environmental harm, including loss of green space, destruction of wildlife habitats, and increased risk of flooding.</p> <p>Loss of Gardens and Green Space</p>

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					<p>The development will result in the destruction of a significant portion of garden space, which is not in line with CLP Policy A2, which supports the protection of open spaces.</p> <p>The NDP (Policy 17) explicitly discourages the construction of new dwellings in private gardens to preserve biodiversity and green corridors.</p> <p>Negative Impact on Biodiversity</p> <p>The garden at 19 Menelik Road is an important habitat for hedgehogs, bats, and other wildlife. Hedgehogs are a protected species and have been successfully reintroduced to the area since 2020. Our own garden is part of the hedgehog highway and we enjoy daily visits by hedgehogs. 19 Menelik Road is a key entry point for the hedgehogs and the proposed development would severely impact the hedgehog population.</p> <p>Bats, which have been observed in the vicinity, are also a protected species, and no bat survey has been conducted as required under Biodiversity CPG Para 3.3.</p> <p>Loss of Mature Trees and Increased Flood Risk</p> <p>The site currently has several mature trees, which according to the Arboricultural Impact Assessment would have to be removed were the development to go ahead, but the collective ecological and environmental value of these trees cannot be disregarded. The removal of the mature trees combined with the replacement of permeable garden surfaces with buildings and hard landscaping will significantly increase surface water runoff, exacerbating flood risks, which are already very high due to an underground river running through our gardens (as anyone who lives in the area knows from firsthand experience).</p> <p>4. Loss of Green Corridors</p> <p>The gardens of Menelik Road form an important green corridor connecting Hampstead Cemetery, Westbere Copse &amp; Jenny Wood Nature Reserve, and Gondar Gardens Reservoir, all of which are designated Sites of Importance for Nature Conservation.</p> <p>The proposed development would result in a significant reduction of the garden of 19 Menelik Road, which is not inline with NDP objectives.</p> <p>Conclusion</p> <p>The proposed development at 19 Menelik Road should be rejected on the grounds of its incompatibility with local character, clear overdevelopment, significant reduction of important natural habitat, and increased environmental risks. It is in direct conflict with multiple planning policies designed to preserve Camden's architectural heritage, biodiversity, and environmental sustainability.</p> <p>We urge Camden Council to refuse this application in the best interest of the local community</p>

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					and environment.
					Yours sincerely,
					T. Heinlein and D. Simler

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2025/0316/P	Rachel & Steven Beth	60 Menelik Road London NW2 3RH	22/03/2025 13:20:49	OBJ	<p>Dear Sir/Madam,</p> <p>Subject: Objection to Planning Application 2025/0316/P – 19 Menelik Road, London NW2 3RJ</p> <p>I am writing to formally object to the proposed development at 19 Menelik Road, London NW2 3RJ, as detailed in planning application 2025/0316/P. After reviewing the application and associated documents, I have identified several significant concerns:</p> <p>1. Lack of Consultation and Notification</p> <p>The applicant asserts that neighboring residents were consulted via a newsletter detailing the proposed development. However, multiple residents, including immediate neighbors, have reported receiving no such communication. Furthermore, statutory notices required to inform the community of the application have not been observed on Menelik Road, indicating a failure in the consultation process.</p> <p>2. Development of Garden Land</p> <p>Policy A13 of the Fortune Green and West Hampstead Development Plan explicitly advises against the development of new dwellings in private gardens to protect green and open spaces. The proposal to erect two two-storey dwelling houses within the existing garden of 19 Menelik Road directly contravenes this policy, threatening local biodiversity and the character of the area.</p> <p>3. Overdevelopment and Impact on Local Character</p> <p>The proposed addition of two new dwellings, alongside alterations to the existing property, represents an overdevelopment of the site. This intensification is inconsistent with the established character of Menelik Road, which is predominantly composed of single-family homes. The scale and design of the new structures are overbearing and do not harmonize with the existing architectural style, potentially setting a precedent for similar inappropriate developments.</p> <p>4. Loss of Trees and Biodiversity</p> <p>The development would necessitate the removal of mature trees, adversely affecting local biodiversity and reducing green space. This loss contradicts Camden Council's commitment to environmental sustainability and the preservation of urban greenery.</p> <p>5. Inaccuracies and Misleading Information in the Application</p> <p>The application contains assertions regarding community consultation that are demonstrably false. Such inaccuracies undermine the integrity of the application process and suggest a disregard for community engagement and transparency.</p> <p>6. Inadequate Consideration of Residential Amenity</p>

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2025/0316/P	Councillor Lorna Greenwood	Fortune Green Ward	22/03/2025 22:27:14	OBJ	<p>I am usually supportive of development given the housing needs in our borough, but I would like to object in the strongest possible terms to this planning application in my ward.</p> <p>This application makes no contribution to affordable or social housing stock, which Camden so desperately needs. Rather, it is focused on maximising the profitability of a plot of land to the detriment of neighbouring residents and green space.</p> <p>As a local ward councillor I have met with a number of residents who are deeply concerned about the proposed plan overlooking their properties and threatening privacy. Having visited their properties to see this for myself I share this concern. I am particularly concerned about the proximity of one of the buildings to the rear gardens of properties on Somali Road.</p> <p>I am also deeply concerned that the reduction of green space in this plan is detrimental bring to Camden's response to the climate emergency and work in greening the borough. Residents have shown me evidence of flooding at the rear of the site due to an underground spring / stream and fear that should this development go ahead it would be a flood risk. Residents in this neighbourhood have worked hard to promote biodiversity and have even created a hedgehog highway which would be destroyed should this development go ahead. There are also a number of significant trees in the area that would be impacted by this development.</p> <p>Additionally, the design plans are completely out of keeping with the heritage architecture of the area, particularly in the materials suggested, and the proposed plan to part demolish the house would lose key period features.</p> <p>The Menelik Road area including Somali Road and Asmara Road has an incredible, welcoming and inclusive community spirit. I have been disappointed to hear that communication by the applicant with residents has been lacking, showing disregard for the community. This does not bode well for responsible development should this application be granted and building work commence.</p> <p>This application is causing a huge amount of tension and distress in my ward but moreover, it does nothing to support Camden's housing priorities and is detrimental to all our efforts to increase green space and address the climate emergency. I urge you to reject it.</p>