

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0316/P	Richard and Natalie Allen	20 Menelik Road London NW2 3RP	24/03/2025 12:18:17	OBJ	<p>24/03/2025</p> <p>Objection to Application Reference: 2025/0316/P</p> <p>I am a resident local to 19 Menelik Road London NW2 3RJ ('the Site') subject of planning application reference 2025/0316/P for the erection of 2 two storey dwelling houses within the existing garden of 19 Menelik Road and alterations to No. 19 including part width ground floor rear extension, front door and fenestration alterations ('The Proposal').</p> <p>The application raises significant concerns regarding the inappropriate scale of development, the loss of garden space and trees, the impact on residential amenity, the adverse effect on local character, and the increased risks to traffic and pedestrian safety. These issues, taken together, demonstrate that the proposed development is unsuitable for this location and should be refused planning permission.</p> <p>Over-development and Harm to Local Character The proposal constitutes an excessive level of development within a plot that was never intended to accommodate such density. The existing character of Menelik Road is defined by well-proportioned homes with generous gardens, which contribute to the sense of space, green aspect and cohesion within the streetscape. The introduction of two additional dwellings within the garden of No. 19 Menelik Road fundamentally undermines these characteristics, introducing a level of density that is inconsistent with the established pattern of development.</p> <p>The Fortune Green Neighbourhood Development Plan states on A13. Garden developments that in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided. Policy 17 places great emphasis on maintaining the integrity of local green spaces, and it discourages. The Camden Local Plan, particularly Policy D1 on design, reinforces the importance of new developments respecting and enhancing local character. The proposed scheme fails in this regard, as it seeks to insert two new dwellings into a constrained space, significantly reducing the garden areas and creating a built form that is at odds with the prevailing urban grain.</p> <p>Furthermore, the architectural style of the proposed houses does not successfully integrate with the surrounding properties. As outlined below, the scale, massing, and window placement, particularly in relation to House 2, create a visual imbalance, with the building appearing cramped within its plot.</p> <p>Impact on Residential Amenity The proposal would have a detrimental impact on the residential amenity of neighbouring properties in several ways, including increased overlooking, overshadowing and noise disturbance. The orientation and height of the new dwellings result in a significant loss of privacy for neighbouring residents, particularly for those living at No. 21 Menelik Road and Nos 30-34 Somali Road (both due to the presence of side windows and oblique views from rear windows). The placement of windows and the overall scale of the new buildings mean that private garden</p>

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					<p>spaces and habitable rooms in adjacent properties would be directly overlooked, severely impacting the quality of life for existing residents.</p> <p>The issue of overshadowing is also of great concern. The submitted Daylight, Sunlight, and Overshadowing Assessment claims that the impact on neighbouring properties is negligible. However, local residents have raised valid concerns that the methodology used does not fully capture the extent of the overshadowing that will result, particularly given the scale of the proposed dwellings and their proximity to existing properties. The reduction in daylight and sunlight will be particularly noticeable in the gardens and habitable rooms of neighbouring properties, affecting No. 21 Menelik Road during the afternoon and Nos 30-34 Somali Road in the morning, where the loss of light will negatively affect their usability and overall enjoyment.</p> <p>The proposed development will have a particularly adverse impact on the outlook of residents at Nos. 30-34 Somali Road. These properties will be positioned in close proximity to the side wall of House 2, creating a significant sense of enclosure and visual intrusion. The massing and height of House 2 will create an oppressive built form that will dominate the outlook from the rear of these properties, significantly reducing their access to natural light and their ability to enjoy an open aspect.</p> <p>Additionally, the increased density of development will inevitably lead to a higher level of noise and disturbance. The garden of No. 19 Menelik Road currently serves as a quiet green space, but its transformation into a densely built area with two large dwellings will generate additional activity, noise, and movement. This is particularly concerning given that the garden space for the new dwellings is minimal, meaning that residents are likely to use the available outdoor space intensively, further contributing to the noise impact on surrounding properties.</p> <p>The above aspects contradict Policy A1 Managing the impact of development of the Local Plan which states that the Council will seek to protect the quality of life of occupiers and neighbours.</p> <p>Loss of Green Space and Trees</p> <p>The development would result in a significant loss of residential garden land, which is an essential part of the character of Menelik Road and plays a crucial role in supporting local biodiversity. The site currently contains several mature trees, which provide visual amenity, contribute to local air quality, and support a range of wildlife, including nesting birds and hedgehogs. The Arboricultural Impact Assessment confirms that several trees will need to be removed to facilitate the development. While the report attempts to justify this loss by categorising some of the trees as being of lower quality, their collective value as part of the wider green infrastructure of the area cannot be ignored.</p> <p>The removal of these trees not only depletes the existing tree canopy and opens up views, but also increases the risk of surface water flooding. Trees play a vital role in absorbing rainwater and reducing runoff, and their loss will have implications for local drainage. Given that the site is located in an area with known underground watercourses, the removal of mature trees could exacerbate existing flooding concerns. The Camden Local Plan (Policy A3) seeks to protect and enhance biodiversity, and the proposed development does not offer sufficient mitigation measures to compensate for the loss of these valuable green assets.</p>

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					<p>Highway Safety and Traffic Concerns</p> <p>The location of the proposed development raises significant concerns regarding highway safety and traffic congestion. Menelik Road is a narrow residential street that already experiences parking pressures and limited visibility at certain junctions. The addition of two new dwellings will inevitably lead to an increase in vehicle movements, deliveries and general activity, exacerbating existing issues.</p> <p>The development fails to provide off-street parking, which means that new residents, visitors, and service vehicles will be forced to rely on on-street parking. This is particularly problematic given the site's position on a blind corner, where additional parked vehicles could create dangerous obstructions for pedestrians and cyclists. The Camden Local Plan's Policy T2 on car-free development aims to minimise the reliance on private vehicles, but in reality, the lack of parking provision in this case will lead to overspill parking in surrounding streets, creating further congestion and safety risks.</p> <p>The Construction Management Plan, which is intended to outline how disruption from construction vehicles will be managed, lacks sufficient detail on how traffic flow and road safety will be maintained during the build process. The scale of the construction works required to develop the site will undoubtedly result in a significant increase in heavy vehicle movements, which could pose risks to pedestrians, cyclists, and schoolchildren who use Menelik Road.</p> <p>Conclusion</p> <p>The proposed development at 19 Menelik Road constitutes a clear case of overdevelopment, with an excessive scale of construction that is incompatible with the established character of the area. The introduction of two additional dwellings within an existing garden will lead to the loss of valuable green space and mature trees, which play a vital role in supporting biodiversity and local drainage. The impact on residential amenity will be significant, with neighbouring properties suffering from increased overlooking, loss of privacy, and reduced daylight and sunlight. The increased noise and activity associated with multiple new households will further diminish the quality of life for existing residents.</p> <p>In addition to these concerns, the development raises serious highway safety issues. The lack of off-street parking and the potential for increased congestion on a narrow residential road create an unacceptable level of risk for pedestrians and other road users. The failure of the Construction Management Plan to address these concerns in detail further highlights the inappropriateness of this proposal for this location.</p> <p>The application is contrary to key policies within the Camden Local Plan (2017), the Fortune Green Neighbourhood Development Plan, and the London Plan (2021). Given the significant harm that the development would cause to local character, residential amenity, biodiversity, and highway safety, I urge Camden Council to refuse planning permission for this application.</p>