

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0316/P	Sonia Nolten and Richard Fowler	30 Menelik Road London NW2 3RH	29/03/2025 22:31:20	OBJ	<p>Objection to Application Reference: 2025/0316/P</p> <p>We are residents 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.</p> <p>We object to the proposal for the following reasons. We are of the view that planning permission should be refused because of the significant concerns that it raises on a number of fronts including environmental impact, inappropriate density and design, and road safety.</p> <p>(1) Inappropriate design, overdevelopment, proximity issues</p> <p>(a) Excessive density and incompatibility with local context and character</p> <ul style="list-style-type: none"> The houses on Menelik Road are well spaced and are not densely built. Constructing two further houses on the plot already occupied by 19 Menelik Road would significantly alter the streetscape. We understand that no planning permission has ever been granted on this estate for development of a house in the garden of another, still less for two properties in the garden of another. This would be wholly inconsistent with the existing development of Menelik and Somali Roads. Compatibility with the existing character and context is an issue which is given significant weight in Policy D1 of the CLP, which emphasises the need for design to reflect the local character. See also the similar concerns expressed in para. 4.38 of the Design CPG. Constructing additional dwellings in gardens is in any event contrary to the NDP which states that they should be avoided unless they "maintain a much lower profile than existing housing stock, usually one or two storeys". The proposed development notably fails to do this as it is three storeys high. <p>(b) Inappropriate design and construction</p> <ul style="list-style-type: none"> A further respect in which the proposed development is both inconsistent with the local character and inappropriate is that its design and construction materials do not reflect the existing properties. First, most of the houses in Menelik Road are rendered, in particular those which are opposite the proposed development. This construction would be redbrick and would stand out as a new build which makes no effort at consistency with the surroundings. This is contrary to the Design CPG which states that materials should also reflect the local context: see para. 4.38. Second, the design is not in keeping. To take only three of many examples:

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					<ul style="list-style-type: none"> Both new houses would be far closer to the road than any of the other period properties on Menelik Road, including the properties directly opposite. They would be overbearing and are clearly oversized for their respective plots. House 1 would be much further forward than the existing profile of the garage and room above it (which it is proposed to demolish and replace). No properties on Menelik Road have a side garage/room above which is this far forward on the plot, even when the side garage/room has been converted to a separate dwelling). House 2 has 3 storeys, with velux windows in the front roof, which differs significantly from houses in Menelik Road, none of which have velux windows in the front roof elevations. <p>(c) Excessive proximity and overlooking; loss of privacy</p> <ul style="list-style-type: none"> All of these matters are recognised as important considerations by both the CLP and the CPG. The properties are excessively close to neighbouring properties. The Amenity CPG states that properties should be a minimum of 18 metres between windows of habitable rooms in existing properties and those of the proposed development. In fact the distance between the front living room windows of proposed house 2 and the living room windows of 32/34 Menelik Road is about 10 metres. There are also concerns about overlooking and privacy at adjoining properties. We see from objections already lodged that a number of immediate neighbours have stated that they will be directly and closely overlooked by the proposed developments, which reflects the inappropriate density of the development relative to the plot size. In particular 30-34 Somali Road will be in close proximity to the side wall of house 2 which will dominate their outlook with an expanse of wall several storeys high. The excessive proximity also has implications for overshadowing and noise. We note that other objections have criticised the methodology used in the overshadowing assessment submitted with the planning application. As to noise, the excessive density will inevitably have a detrimental effect on current (minimal) levels of noise. The gardens of the proposed development are very small, meaning that the residents' use of them will put them in close proximity to neighbours. <p>(2) Environmental concerns</p> <p>(a) Loss of green space and green corridors</p> <ul style="list-style-type: none"> The Biodiversity CPG emphasises the need to enhance biodiversity in the borough.

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					<ul style="list-style-type: none"> Policy A2 of the CLP also emphasises the need to protect and enhance Camden's green spaces. Similarly, Policy 17 of the NDP emphasises the need to protect existing green space from loss or damage through development, and in fact to improve green space wherever possible. Consistently with both of these policies, para. A13 of the NDP provides that in order to protect green spaces in this area "the development of new dwellings in private gardens should be avoided." This development would therefore be directly contrary to the NDP (and it is also contrary to the requirement that "If any developments are approved, they should maintain a much lower profile than existing housing stock, usually one or two storeys", see above). The loss of the garden on 19 Menelik Road would also result in the loss of green corridors, contrary to Policy 17 of the NDP which requires "protection and appropriate provision of green corridors through existing and new streetscapes." <p>(b) Loss of trees and wildlife habitats:</p> <ul style="list-style-type: none"> The proposed development would result in the loss of a number of mature trees, some of which are close to the boundary and of amenity to the urban environment as a whole. This would be contrary to Camden's policies on climate emergency and its commitment to greening the borough. It is also contrary to the Trees CPD which states that "With all proposals, we will expect...retention and integration of existing significant trees in the design of a scheme." The garden of 19 Menelik Road is home to both hedgehogs and bats. We have each seen bats (a protected species) in the garden of 19 Menelik Road. We have also seen hedgehogs entering the garden via holes in the fence. Hedgehogs are a protected species and were reintroduced to the area as a local environmental initiative. The garden of 19 Menelik is part of a "hedgehog highway" enabling hedgehogs to populate the gardens of Menelik and Somali Road. Because the houses are terraced (Somali Road) and linked semi detached (Menelik Road), the garden of 19 Menelik Road is one of only two entry points to the Menelik and Somali gardens. CLP para. 6.62 states that the presence of protected species is a material planning consideration. However no consideration has been given to the presence of either hedgehogs or bats. No bat survey has been carried out which contravenes para. 3.3 of the Biodiversity CPG. It is stated in the planning documents that a bat survey will be carried out in due course (immediately before the trees are felled). The failure to identify that this is already a known environment for bats and hedgehogs is reflective of the developers' lack of regard for ecological and environmental concerns.

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				(c) Flooding:	<ul style="list-style-type: none"> The proposed development site is a known flooding risk, having flooded in the past. Were the site to be developed as proposed there is a real risk that house 2 in particular would flood. Flooding is a significant issue in the immediate vicinity. For example, 28 Menelik Road was reconstructed on the site of a house which we understand was demolished due to damage caused by flooding. Since its reconstruction Blackberry Path and (we understand) no 28 have flooded on several occasions. We are aware that the Fire Brigade and Thames Water have attended to pump out water. No 28 and Blackberry Path are very close to the proposed development and are illustrative of the real risk presented by building in areas known to be a flooding risk. Were the garden of 19 Menelik Road to be developed as proposed this would result in permeable surfaces being replaced by buildings and hard landscaping. This development will increase water run off and the development would therefore increase the risk of flooding to other houses in the vicinity. The risk presented by such development is emphasised in para. 2.17 of the Water and Flooding CPG, but no investigation or flood risk modelling appears to have been carried out despite the history of flooding of both 19 Menelik Road and adjacent sites.
				(3) Lack of affordable housing	<ul style="list-style-type: none"> Camden has significant housing needs. However, this development would not provide any affordable or social housing. Rather, it has been planned in order to maximise profit by squeezing as many houses onto an inappropriately sized plot as possible. As well as the adverse effects on the local area and the environment identified above, the prospect of key workers being able to afford a for-profit new build on Menelik Road is remote.
				(4) Road safety and increased car parking	<ul style="list-style-type: none"> The corner of Menelik Road occupied by 19 Menelik Road is a blind bend and a known accident black spot. On several occasions since we have lived on the street there have been incidents in which cars have exceeded the speed limit on the bend and have hit parked vehicles. If permitted, the extension to the right side of 19 Menelik Road to create another house would make the blind spot worse and more dangerous for pedestrians and other road users. This would be contrary to Policy T1 of the CLP. We note also that there is no off street parking on the current plan. This will exacerbate the problems with road safety as it is likely that residents of the new houses, and/or their visitors, tradespeople and couriers, will park on the street as close to their properties as possible, and therefore close to the corner, further reducing visibility and creating obstructions (note that 19 Menelik Road currently has a drive and garage meaning that this is not a concern at present).

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					<ul style="list-style-type: none">We are aware that the London Borough of Camden seeks to reduce reliance on private vehicles, including by not permitting off street parking or residents' permits for new developments. This would not reduce the overparking issue identified above. Menelik Road has a Monday – Friday 10am - 12 noon parking restriction, meaning that the occupants of the proposed development would be able to drive their cars to work (or park them elsewhere). They would be able to park in the street in the evening and at weekends.
