

2025/0316/P 19 Menelik Road NW2

The NDF objects to this proposal because it contravenes the Fortune Green and West Hampstead Neighbourhood Plan (NDP), specifically:

#### LOSS OF GARDEN/GREEN SPACE:

Extract from the NDP, page 19, "A13. Garden developments: in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided. If any developments are approved, they should maintain a much lower profile than existing housing stock, usually one or two storeys. (Also see Policy 17)" "Policy 17 Development shall protect and improve, where appropriate, existing green/open space. Development that increases the demand for recreation or amenity shall provide for new green/open space. This shall be achieved by, where appropriate: i. The protection of existing green/open space - from significant damage, or loss, through development. ii. The appropriate provision (relative to the size of the development) of new green/open space, or contributing towards addressing the open space deficiencies in the Area as identified in the development plan. iii. Appropriate contributions to the maintenance and enhancement of existing and new green/open space, where applicable. iv. The offsetting of any loss of green/open space, ideally within the Area. v. The protection and appropriate provision of green corridors through existing and new streetscapes. ...."

#### HOUSE 2 IS OVERSIZED, OR UNDERSIZED.

House 2 in the proposal as a garden development does not meet the requirement to have a much lower profile than the existing housing stock, being 3 stories. Paragraph A13, page 19, of the NDP states ".... If any [garden] developments are approved, they should maintain a much lower profile than existing housing stock, usually one or two storeys." On the other hand, it does not meet the requirements for an in-fill as it does not match the substantial buildings on either side, in height or volume. Paragraph A13, page 19, of the NDP states "Infill developments: any replacement of a house or houses, or addition of a new house, within an existing terrace should be to the same scale as the terrace, including the roofline. It should be similar in form, materials and details. Replication of particular exterior details is strongly recommended where such details are consistent in streets.... "

HOUSE 2 does not match the style of houses in Menelik Road and adjoining roads, in fenestration and in roof style which lacks the interest provided by dormer roofs on all other road facing roofs. Roof lights on a new build seems somewhat unambitious.

#### HOUSE 1 IS NOT ADEQUATELY SET BACK FROM THE ROAD FROM THE ROAD:

The extension to the original house, House 1, is inadequately set back from the road, not matching the set back of all other existing houses along the south side of the northern part of Menelik Road. Paragraph A12, page 19 of the NDP states: ".....Houses should be set back from the pavement and match or fit the building lines of existing" properties, with front garden areas remaining unpaved. The same principles should apply to vacant sites in streets where there is already a pattern of existing development. "

#### FINALLY:

We see that BNG SSM Calculation Summary states that the BNG Targets on this application are not met. We believe that there have been no approvals for new detached houses in gardens in

the Menelik/Minster Road area in the past. There was a proposal for one at the junction of Asmara and Minster Road but an application was never submitted after local consultation.