

Application ref: 2023/0190/L
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Date: 23 March 2023

Development Management
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Site and Co Consultancy Ltd
Bizspace Business Centre
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
54 Fortress Road
London
NW5 2HG

Proposal:
Replacement of the existing stucco render-covered steps by concrete steps to the lower ground floor on front elevation [retrospective]

Drawing Nos: Site Location Plan, DWG/01, DWG/02, Design, Access and Heritage Statement, Front Steps to Lower Ground Floor Top View (photo), Front Steps to Lower Ground Floor Side View (photo), Front Steps to Lower Ground Floor Front View (photo)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be retained in accordance with the following approved plans: Site Location Plan, DWG/01, DWG/02, Design, Access and Heritage Statement, Front Steps to Lower Ground Floor Top View (photo), Front Steps to Lower Ground Floor Side View (photo), Front Steps to Lower Ground Floor Front View (photo)

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden

Informative(s):

1 Reasons for granting consent-

Retrospective listed building consent is sought for the erection of a replacement staircase at the front of the Grade II listed property to access the lower ground floor from the front garden area. The replacement stairs are in the same location and of the same size as the previous. They were finished in stucco render and have now been replaced by concrete steps.

This alteration is considered to be minor and has not impacted upon the special interest and appearance of the host property. The historic fabric of the listed building has not been harmed and the alteration is thus considered acceptable. The existing metal balustrade, which is of heritage significance, has been retained.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer