

Application ref: 2022/5107/P  
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Date: 23 March 2023

**Development Management**  
Regeneration and Planning  
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Site and Co Consultancy Ltd  
Bizspace Business Centre  
4-6 Wadsworth Road  
PERIVALE  
UB6 7JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission:

Retrospective planning permission 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 They were finished in stucco render and have now been replaced by concrete steps.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 character and appearance of the host property. The historic fabric of the listed building has not been harmed and the alteration is thus considered acceptable.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The alteration is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer