

PLANNING STATEMENT

47b, 49a, 49b, 51a & 51b FORTRESS ROAD, LONDON, NW5 1AD

INTRODUCTION

This Planning Statement has been prepared by Whitebox Architecture + Design Ltd on behalf of Dow Properties Ltd, who were appointed on 07.11.23 following an investigation by the LPA's Enforcement Team.

PLANNING HISTORY

Several planning applications have been submitted over the last decade; however, most recently the properties have been subject to an enforcement notice. Since our instruction we have engaged with the Enforcement Officer, Mr Joshua Cheung, and both parties have worked positively together in an effort to secure formal approval for a residential conversion.

Some internal works have progressed at the time of the Enforcement Officer's site visit, including new studwork and stripping of ceiling linings; however, we believe that a Prior Approval application is appropriate for the following reasons:

1. These works did not require planning permission.
2. The works would at best to be considered first fix only, far from being complete and have been aborted.
3. All internal alterations would be removed under this application.
4. The proposal does not rely on any of these works to deliver the scheme submitted.

PROPOSAL

This application is for the change of use of vacant office and storage space, both ancillary areas associated with the retail operations, on the ground and lower ground floors to 4 residential flats.

The proposal would maximise the potential of vacant space in a sustainable location to create a safe and accessible residential environment for future occupants. The conversion would deliver 4 No. 1-bedroom 1-person flats, which would serve to activate and enliven the streetscape and create increased levels of passive surveillance over the public realm.

All dwellings have good levels of internal space, exceeding the minimum NDSS standards, and all habitable rooms would have access to natural daylight and ventilation.

TRANSPORT

The site has a PTAL of 5 with bus, rail and underground services available within the calculation area. Furthermore, the small nature of the units, sustainable location and PTAL rating would serve as suitable mitigation against car ownership and usage.

CONTAMINATION

Due to the proposal not involving any external works and being an internal conversion only, the change of use would not be contaminated land as described in Part 2A of the Environmental Protection Act 1990(a).

FLOOD RISK

The site is located within Flood Zone 1; therefore, has a low probability of flooding. The conversion would also not result in creating a flood risk elsewhere.

NOISE

The properties form part of a parade fronting Fortress Road with Fortress Yard to the rear, comprising commercial uses at ground floor, with many now benefitting from residential uses on the upper floor levels.