

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.

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.

Subsequently a Change of Use application was submitted and registered under 2023/4991/P, which remains under consideration.

PROPOSAL

The proposal includes the following alterations to the rear facade: -

1. Removal of two ad-hoc roof structures to the recessed elements.
2. New front doors with glazed vision panels (2 No) including brick arches.
3. Enlargement of lower ground floor windows (4 No) including brick arches where indicated.
4. Replacement of ground floor windows (2 No).

The works will improve the levels of natural daylight and ventilation to the 3 residential units proposed under 2023/4991/P.