**36 Park Village East**

**Application for Listed Building Consent for temporary internal secondary glazing on one window for noise attenuation needed because of HS2 construction works**

**Design Statement, Heritage Statement, Statement of Justification**

Listing building consent has already been granted (and the works completed) for temporary internal secondary glazing on six windows at 36 Park Village East NW1, pursuant to planning application number 2021/3076/L submitted by HS2/Costain Skanska JV.

The resident finds noise levels inside the house are still too high when HS2 works are carried out, and desires to insulate one further large ground floor window which is not within the entitlement to noise insulation by HS2 because it is in a WC, which does not qualify as primary living accommodation.

The proposed secondary glazing is to be carried out to the exact same design and specification as the other secondary glazing which has already been installed.

The design statement, heritage statement and statement of justification which accompanied planning application 2021/3076/L are referred to in their entirety.

With the permission of and thanks to HS2/Costain Skanska JV, large parts of those documents are reproduced below, with major changes *in italics*.

1. **Heritage Assets**

**1.1 Regents Park Conservation Area**

Designated in 1969, Regents Park Conservation Area covers the eastern segment of John Nash’s early 19th century Regent’s Park development. Its significance is of national and international importance. The west of the Park was designated by Westminster Council, and the east side by the London Borough of Camden. In 1971, the area was extended to the north from the York and Albany Public House up to the Delancey Street junction. In 1985, two further areas were designated, to the east of Albany Street, around Redhill Street, St George’s Cathedral and Christchurch School; the other around Longford Street including the church and presbytery of St Mary Magdalene.

**1.2 Listing Description**

NUMBERS 2-16, 22-34, 36A AND 36B AND ATTACHED RAILINGS List entry Number: 1322056 Grade: II\* Date first listed: 14-May-1974 Details: TQ2883SE PARK VILLAGE EAST 798-1/82/1281 (West side) 14/05/74 Nos.2-16, 22-34, 36A & B (Even) and attached railings Street of 12 semi-detached and 4 detached, related villas. 1825-36. Designed and laid out by John Nash and his assistants. For the Commissioners of Woods, Forests and Land Revenues. Picturesque series of 2 and 3 storey stucco detached villas of varying styles. EXTERIOR: Nos 2 & 4: stucco with slate roofs and dormers. Pair in Tudor-Gothic style. 2 storeys and attics. Symmetrical facade of 3 windows flanked by projecting wings containing chimney breasts with polygonal stacks fronting the road and slit windows. No.2, stucco porch with trellis and pointed window with stained glass; No.4, trellis porch to part-glazed door. Square-headed windows with 2 pointed lights (No.2 with much stained glass) and hood moulds. Deeply projecting eaves. Gables with half-hipped roofs and finials. Right-hand return to No.2 with bay window rising through ground and 1st floor and to right a large bowed bay with cast-iron veranda and 3 square-headed windows with pointed lights to ground and 1st floor. Conical roof with dormer. No.4 garden front with octagonal tower having crenellated parapet and lead ogee roof with ball finial. SUBSIDIARY FEATURES: attached cast-iron railings, No.2 with wrought-iron candelabra lamp supported by 4 griffin type creatures at entrance. Nos 6 & 8: stucco with plain stucco bands at floor levels and central bays with stucco quoins. Transverse pitched and slated roofs with deep eaves and enriched slab chimney-stacks. Symmetrical pair in Italianate or Swiss style. 3 storeys 3 windows centre and 2 storey 1 window entrance wings, slightly recessed. Entrances on returns in wooden trellis porches. Square-headed casements; ground floor with cast-iron balconies, central 1st floor window blind. 2nd floor with blind arcade of 5 arches, the 2 outer ones pierced for windows. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials. Nos 10 & 12: stucco with low pitched hipped and slated roofs with bracketed eaves and eaves valances. Enriched chimney-stacks. Symmetrical pair in Regency style. 2 storeys and semi-basement, 2 windows centre and 1 window recessed entrance wings. Wooden trellis porches to panelled doors with sidelights and overlights. Tripartite sashes over. Central block with tripartite sashes; 1st floor with lugs to sills. SUBSIDIARY FEATURES: attached cast-iron railings to areas. No.14: detached villa. Stucco with slated pitched roof and deeply projecting, bracketed eaves. Tall rectangular chimney-stacks, set diagonally, on end walls. 2 storeys 3 windows with 2 storey 1 window extension to north and single storey 1 window gabled extension to south. Central stucco entrance portico with panelled double wooden doors, segmental-headed fanlight, entablature and blocking course. 4 centred arched casements to ground and upper floors. Single-storey later extension on left, two-storey extension on right. No.16: detached villa. Stucco with slated pitched roof having boxed out eaves. 2 storeys 3 window centre with 1 window recessed wing to north and single storey porch extension to south. Square-headed, architraved doorway with wooden panelled door, overlight and bracketed cornice over. Cornice and blocking course to extension. Central block with plain stucco 1st floor sill band. Architraved sashes to all floors. SUBSIDIARY FEATURES: attached cast-iron railings on low brick wall. Nos 22 & 24 (Sussex Cottage and Albany Cottage): pair of villas. Rusticated stucco with plain stucco 1st floor band and 1st floor window bays. Low pitched slated roof with deeply projecting bracketed eaves; gables on front and south elevations forming pediments. Centrally positioned large slab chimney-stack. 2 storeys 4 windows. No.22, side entrance in porch; No.24, front porch, both with panelled wooden doors and fanlights. Tripartite ground floor sashes. Names of cottages inscribed on 1st floor band. Architraved sashes to 1st floor. Front pediment with blind oculus in tympanum. Left-hand return with blind lunette in tympanum and tripartite 1st floor window. Nos 26 & 28 (Piercefield Cottage and Wyndcliff Cottage): stucco with low pitched, slated roof with deeply projecting bracketed eaves. Centrally positioned large slab chimneystack, either side of which are flat roofed, slated penthouse additions. Pair in classic style. 2 storeys and attics. 2 window centre and single window projecting staircase wings. Entrances in pedimented porches on returns; panelled wooden doors and fanlights. Wings with roundheaded, architraved windows (margin glazing) in shallow, round-arched architraved recesses (inscribed with names of cottages) with balustraded projections. Entablature at impost level continuing across the recessed front to form a shallow loggia with trellis piers. Tripartite sashes to ground and 1st floors. No.30: detached villa. Stucco. 2 storeys 3 windows. Architraved, round-arched ground floor openings linked by moulded bands at impost level. Central doorway with wooden panelled door and radial fanlight. Sashes with margin glazing. 1st floor, architraved sashes. Cornice and blocking course. Prominent chimney-stacks on end walls. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials. Nos 32 & 34: stucco with pitched slated roofs with projecting eaves. Centrally positioned slab chimney-stack. Double fronted pair with gabled 4 window centre and recessed 1 window wings with entrances. 3 storey centre. Architraved doorways with bracketed cornices; fanlights and wooden panelled doors. Plain stucco 1st floor sill band. Architraved casements; 2nd floor, round-arched. Nos 36A & 36B: detached villa. Stucco with slated pitched roof and gables over 3 1st floor windows and 1st floor windows on right hand return. 2 storeys 4 windows. Octagonal, 3 storey wing overlooking garden. Asymmetrically placed entrance of panelled door with overlight. Ground floor windows, square-headed 4-pane sashes (left hand blind). To right, a chimney breast rising from ground floor. Plain stucco band at 1st floor level. 3-pointed arch 4-pane sashes under gables with scalloped wooden bargeboards and pointed finials. HISTORICAL NOTE: Park Village East and West (qv) were first sketched out by John Nash in 1823 as developments of small independent houses at the edge of Regent's Park. They had great influence on the development of the Victorian middle-class suburb. Both villages originally backed on to the Cumberland Basin arm of the Regent's Canal, constructed 1813-16 to service Cumberland Market; filled in 1942-3. East side of street demolished when the railway cutting was widened c1900-6. The original Nos 18 & 20 were demolished following damage in World War II. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: -1949: 156-8; Saunders A: Regent's Park: -1969; Tyack G: Sir James Pennethorne: 1993: 24-27). Listing NGR: TQ2879383370

**1.3 Statement of Significance: 36 Park Village East**

It should be noted that listed buildings are protected for their special architectural or historic interest therefore these elements of its significance are of particular importance.

36 Park Village East is HIGHLY SIGNIFICANT as an original building surviving from John Nash’s ‘Village’ development next to Regent’s Park. John Nash is recognised as a key exponent of the Picturesque which developed with Nash and his work at Regent’s Park to create a suburban Picturesque which was admired and valued in Nash’s time and is still valued today.

36 Park Village East provides significant evidential value of the size, format, style and construction of these original buildings. The façade has some intact original stucco, albeit overpainted in cream with modern paints. *Contrary to the previous statement submitted by HS2, the façade is very significantly altered from the original. No.36 was originally part of a pair of semi-detached cottages: No.38 was demolished in about the early part of the 20th Century. A substantial two-story extension was added to the north of the house in about 1840. A four story extension was added to the rear in about 1880. A three storey extension was added to the south in 2012 on the site of the demolished no.38. The front door to the house was moved from the north side to the street (east) elevation probably in about 1840 and was moved back to the north elevation in 2012. A small window was added to the street façade in the 20th Century and this was bricked up and rendered over in 2012. All the windows and doors were replaced with high quality modern reproductions in 2012.*

The landscape and setting of Park Village East has substantially altered with the demolition of the eastern side buildings with the expansion of the railway in 1900-1905, however, the suburban Picturesque still remains with numerous trees, houses bordered with walls and railings and a sense of quietness and elegance remains despite the busy modern metropolitan surroundings which are close by. The setting of 36 Park Village East is a HIGHLY SIGNIFICANT contribution to the significance of the buildings as an individual element and group value of Park Village East, Park Village West, Regent’s Park and the Regent’s Park Conservation Area.

**1.4 Communal Significance**

The fact that Nash was able to build Park Village East from 1822 despite being in public disgrace for his inefficient use of public money for Government works is a testament to his popularity with the middle and gentrified classes. Evidence from Nash’s original design for the ‘Village’ and comparison with maps from 1824-26, 1830, 1834, 1868, 1895 demonstrate his vision was completed and survived largely unaltered until expansion of the railway in 1900-05.

Park Village East and West was occupied by notable owners including doctors, surgeons and professionals including Dr James Johnson, Physician to the Duke of Clarence, Thomas Duffus Hardy, Deputy Keeper of the Public Record Office, Revd Henry Hart Milman, historian and future Dean of St Paul’s, William Haywood, Architect, and Ebenezer Trotman, architectural journalist.

Park Village East is valued because of the quality of the buildings and the immediate landscape and setting, with houses bordered with walls, railings and hedges, surrounding by trees in a relatively quiet, tranquil part of London that still evokes the feeling of the suburban Picturesque. These values contribute to the SIGNIFICANT communal value.

**1.5 Schedule of Significant Elements: 36 Park Village East**

The following schedules provide guidance on the heritage significance of the Grade II\* listed 36 Park Village East and forms the basis for the assessment of impact that follows in section 4 ‘Design Statement & Statement of Justification’. The schedule assesses those elements of the listed buildings that have Evidential, Historic, Aesthetic & Communal value and could be affected by the proposed works.

Since the scope and extent of the proposed work is limited, the schedule of significance has also been limited to building elements, which directly or indirectly might be considered to be impacted by the proposals.

The following broad grading of significance is used:

• Exceptionally significant: nationally and/or internationally significant aesthetic, cultural, evidential or communal significance; exceptional, unique, and intact features of highest quality; nationally and/or internationally important associations with people or events; the setting of the heritage asset is an intrinsic part of the overall significance and is largely intact and or well preserved; unquestionable group value

• Highly significant: important historic or architectural features; high quality of workmanship; potential for nationally important archaeology; largely intact and/or rare examples of a building type or technique; the setting of the heritage asset makes an important contribution to the significance, values, and legibility of the heritage asset – change and alteration to the setting may be present, but evidential, historic, aesthetic and/or communal values remain; important group value • Significant: formal or aesthetic significance, architectural character or notable features, including areas with potential for significant enhancement; setting contributes to the heritage asset’s legibility, form and/or scale but includes extant alterations which have altered or diminished the special interest; some positive group value

• Low significance: little or no architectural or heritage significance or area of lost significance; the setting of the heritage has been extensively altered to the point where it has a very low value and further change to the setting

• Not significant: of no heritage interest

• Detrimental: features or areas that detract from a building’s special significance

**1.5.1 Description of Assessment of Significance**

**(i) The setting of the heritage asset Park Village East**

**Evidential, Historic, Aesthetic & Communal Value - Highly Significant**

36 Park Village East is an intrinsic part of the John Nash development of the ‘Village’ and his creation of ‘suburban Picturesque’ style. The Park Village East landscape has been substantially altered since 1900 with the loss of the east side of the street and buildings with the expansion of the railway and widening of the rail cutting. However, a substantial part remains on the western side with the survival of 18 original buildings, and of significant importance, the relationship of the buildings and landscape remains with a collection of irregularly spaced buildings, of varying architectural styles, positioned on a meandering street set within a landscape of trees, hedges, boundary walls and railings. This relationship between these elements is fundamental to the architectural Picturesque. Of equal and possibly of greater importance, Park Village East is a valuable survival of John Nash’s stylistic development and creation of the suburban Picturesque. ‘Views’ of how the building and landscape appear along vistas is of great importance when considering the setting. Buildings in Park Village East can be seen in relatively short views because of the meandering shape of the road and the presence of the rail cutting and boundary wall to the railway. This creates an intimacy which is an essential component part of John Nash’s Picturesque. The refined elegant appearance of the buildings within a managed urban landscape are also a key component in the value of the setting. The setting is therefore highly significant and future development must carefully consider these component elements and the relationship between these elements. In this instance, setting is also concerned with the emotions and emotional experience of being in Park Village East. External alterations, unless very carefully executed could have a significant detrimental impact on the emotional experience of visitors, property owners and the local community. In general, changes to the setting should be of a character and style that maintain or enhance the ideals of the Picturesque and John Nash’s original work.

36 Park Village East has the following values:

Evidential, Aesthetic and Communal value: although altered, the landscape and the setting of 36 Park Village East within the wider landscape and use of boundary walls and tree planting within a garden setting still retains significant elements of John Nash’s design intention. Tangible evidence includes the building within the landscape and the boundary wall and relationship with the road and public footpath. Perceived evidence is retained in the emotional experience of viewing the buildings within their setting, where trees, hedges and relative peace prevail to create an emotional sense of a village environment and small community.

Historic and Aesthetic value: 36 Park Village East is a *partly* original example of John Nash’s use of neoclassical design to create a ‘cottage’ within a landscape. Although relatively plain in appearance this building is valued for its simplicity and contrast with other extant architectural styles used in Park Village East. It is also a good example of John Nash’s idea of gentleman’s cottage which in contemporary terms would be considered to be a large house. The building also retains a significant amount of original design and materials and provides actual evidence of construction technology during the early nineteenth century. 36 Park Village East has group value as part of the wider ‘Village’ development of Park Village East and Park Village West and in the wider context, i.e. Regent’s Park. For context with this application the following is included: The Court of Appeal decision in the case of Barnwell vs East Northamptonshire DC 2014 made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Parliament’s intention was that ‘decision makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise’. These qualities in composite make the setting of 36 Park Village East Highly Significant. Changes to the setting beyond these qualities are likely to have a detrimental impact. Alterations which seek to enhance these qualities, for example improving the landscape, improving the quality of finishes used on the footpath and highway and reducing or preventing parking on the road, would enhance the setting.

**(ii) Building Façade**

**External elevations: Evidential, Historic & Aesthetic values - Highly significant**

*Contrary to the previous statement submitted by HS2, 36 Park Village East has been very significantly altered from its original external design. No.36 was originally part of a pair of semi-detached cottages; no.38 was demolished in about the early part of the 20th Century. A substantial two-story extension was added to the north of the house in about 1840. A four story extension was added to the rear in about 1880. A three storey extension was added to the south in 2012. The front door to the house was moved from the north side to the street (east) elevation probably in about 1840 and was moved back to the north elevation in 2012.* The facades are simple in design with a flat render or ‘stucco’ lined out to simulate ashlar masonry.

**(iii) External Windows and Doors Front and Side**

**Evidential, Historic & Aesthetic values - Significant**

All the windows and sash boxes are modern replicas installed in 2012.

*The window subject of this planning application is a large 2 over 2 sash window on the ground floor on the street elevation.*

The windows are very good examples of the late Georgian/Early Victoria large sash windows and a fine example of John Nash’s work. They have significant evidential, historic and aesthetic value.

**(iv) Room Interiors (space, proportions, size and scale) and internal finishes**

Internal elevations 1824-32

**Evidential, Historic & Aesthetic values - Significant**

*Very few rooms of the original part of the building maintain their original size and format. Two rooms which are part of the 1880s extension retain their original size and shape. The house has been completely reconfigured at least three times since 1930, including twice replacing and re-siting of the stairs. There are very few original details existing.* Modern alterations and additions have altered the original planform. The rooms have significant evidential, historic and aesthetic value.

1. **Design Statement & Statement of Justification**

**2.1 Noise Mitigation during Construction of HS2**

The following section is a description of the proposed works with analysis of the impact of the proposals on the significance of the heritage asset (Impact Assessment) and justification for why the proposals should be granted listed buildings consent

In constructing the scheme, HS2 will take all reasonable steps to ensure that noise does not cause an adverse effect. However, there may be instances where construction noise may cause a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise; potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Where this occurs noise insulation (or temporary re-housing) will be offered with the aim that noise from the construction of the Scheme does not give rise to significant adverse effects on health and quality of life. The threshold noise levels above which noise insulation would be offered to dwellings and other buildings lawfully used for residential purposes are defined within the HS2 Information Paper ‘E23: Control of Construction Noise and Vibration’. This is a publicly accessible document available at https://www.gov.uk/government/publications/hs2information-papers-environment

Initially eligibility for the scheme depends on the predicted noise level following the assessment undertaken as part of the environmental assessment. If the noise predictions indicated that a property is eligible, the offer of noise insulation or grant for noise insulation is being made and, if accepted and all necessary approvals obtained, the insulation will be installed before the start of works predicted to exceed the noise insulation criteria

**2.2 Installation of Temporary Internal Secondary Glazing & Mechanical Ventilation Units**

2.2.1 Listed building consent is sought for the following works: Temporary internal secondary glazing to one (1) window at ground floor level

2.2.2 A photograph illustrating the existing window is included with the drawings of the proposed installation.

2.2.3 The proposed design for secondary glazing has been prepared by historic building professionals and HS2. The design is intended to meet the functional requirements of providing additional ventilation within the residential home (36 Park Village East) whilst minimising the impact on the significance of the heritage asset and inconvenience to the resident. The proposal for internal secondary glazing includes the following aspects:

(i) Noise mitigation. Secondary glazing is a temporary measure to mitigate increased noise levels created by construction of the HS2 railway.

(ii) Window design and materials: The secondary glazing windows will be manufactured from aluminium with a polyester powder coating or similar and be installed into a new timber subframe which is fixed to the existing wall surface or window reveal. The windows will be glazed with 6.4/ 8.8 mm laminated glass for acoustic attenuation.

(iii) Minimising external visual impact on existing windows: Secondary glazing will be installed internally on the proposed window. The position of the secondary glazing frame will align with the original window frame and sash positions to minimise visual impact when viewed externally. The secondary glazing must be set back internally from the original window position to achieve the desired acoustic performance and minimise noise levels from the HS2 works. When viewed externally, the secondary glazing might be seen by a discerning person when viewed obliquely. Some reflection on the secondary glazing may also be evident from the original windows. The external visual impact on the significance of the heritage asset will be low to very low and is an accepted consequence of installing secondary glazing into historic buildings. This minor visual impact will be removed when the secondary glazing is removed at the completion of the HS2 construction works.

(iv) Reducing internal visual impact for the residents: The secondary glazing frame section size is minimised to ensure original glazing sightlines are maintained. The secondary glazing frame will be powder coated white or to match the existing surrounding joinery.

(v) Maintaining existing window functionality: The existing window will remain operable with the secondary glazing installed. Existing sash windows can be cleaned and maintained.

(vi) Fixing the secondary glazing: a secondary glazing timber subframe will either be fixed to existing plastered window reveals or existing timber window reveals. The secondary glazing will then be screw fixed to the sub-frame.

(vii) Colour scheme: The secondary glazing, glazing insert and new sub-frames will be finished in white on all visible faces or will match the existing surrounding joinery colour. This design approach will minimise visual impact internally.

(viii) Minimising heat distortion. Slot ventilators in the secondary glazing frame will minimise heat build-up between the secondary glazing and original windows wherever possible. This will minimise risk of distortion in the original joinery caused by excessive heat build-up. The resident has been made aware that where a slim profile solution is to be installed (within the staff bead), trickle vents will not be provided.

(ix) Temporary installation: On completion of the HS2 construction works the secondary glazing will be removed and recycled. Fixings will be carefully removed to prevent damage to existing building fabric and joinery:

(a) Fixing holes in the existing timber joinery will be filled with a good quality wood filler and finished flush with the surrounding joinery surface. The internal face of the existing window joinery will then be redecorated to match the existing colour.

(b) Fixing holes in the existing plastered window reveals will be filled with a good quality plaster filler and finished flush with the surrounding wall surface. The internal window reveal and existing window joinery where the secondary glazing was installed will be redecorated to match the existing colour.

**2.3 Impact Assessment**

The following section provides summary of the impact of the proposal on the significance of the heritage asset.

This section also provides a statement of the national and local planning policies which the proposal has complied with.

The following categories of impact (harm) are used:

• HIGH – Work that is expected to have a significant detrimental impact on the heritage fabric and the setting of the heritage asset, e.g. important historic or architectural features will be permanently removed and/or work will alter the character of primary architectural or historic elements and work to the building exterior which significantly alters the experience of the setting.

• MEDIUM – Work that will have some impact on architectural or historic details e.g. surviving decorative details may be disturbed in areas that through previous alterations have already suffered partial loss, or new work will conceal original features and reduce legibility but is potentially reversible. Work may also cause harm to the setting of the heritage asset possibly in a smaller localised way.

• LOW – Work in areas where, (1) because of earlier alterations there is little remaining fabric of historic or architectural significance or (2) the work will be managed with minimal disruption to the existing building and will have minimal impact on the significance of the heritage asset. Work may include small localised change that does not impact on the setting of the heritage asset.

• NEGLIGIBLE – Work to the heritage asset that has very slight change to the significance and has no impact on the setting of the heritage asset.

• NO CHANGE – the proposals have no impact on the significance or setting of the heritage asset.

• ENHANCEMENT – Work that is expected to result in significant overall enhancement to the heritage asset and/or setting of the heritage asset.

**2.4 Impact of the Proposed Design**

2.4.1 The proposed design has a LOW impact on the special interest and character of the grade II\* listed 36 Park Village East. The installation of secondary glazing will introduce minor harm on the fabric and minor harm to the setting of 36 Park Village East and Regent’s Park Conservation Area. The proposed works have been mitigated by the following considerations:

The position of the internal secondary glazing frame will align with the original window frame and sash positions to minimise visual impact when viewed externally. The external visual impact on the significance of the heritage asset is an accepted consequence of installing secondary glazing into historic buildings.

Primary elements of significance will remain unaffected.

The impact will be negligible to the overall streetscape of Park Village East and adjacent roads.

2.4.2 The installation of secondary glazing is temporary and reversible. Internal building fabric will be restored to its previous condition following the removal.

2.4.3 The proposed works will result in minimal harm which indicates there will be ‘less than substantial harm’ caused. 4.6.7 The proposal is compliant with: 1. National Planning Policy Framework policies 180, 189, 193 and 196. 2. Camden Local Plan, adopted 2017, policies C1 ‘Health and wellbeing’, D1 ‘Design’ and D2 ‘Heritage’.

**2.5 Justification**

2.5.1 Internal secondary glazing has been instated to properties identified as being impacted by noise caused by construction during the HS2 scheme, including previously to six windows at 36 Park Village East, of which 5 are on the street facade.

2.5.2 The proposals are in line with HS2’s commitments to provide noise attenuating ventilation to listed properties.

2.5.3 The proposed works will be reversible following completion of construction works.

**2.6 Conclusion**

The assessment of the installation of the proposed temporary secondary glazing concludes that this will introduce minimal harm to asset of 36 Park Village East, its setting and Conservation Area as a whole.

Measures have been taken to minimise the impact of the works to all relevant assets, including considerations to the installation methods.

The installation of the secondary glazing is temporary and reversible. Internal building fabric will be restored to its previous condition following the removal.