

Application ref: 2024/1307/L
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London Borough of Camden
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Ms Christy Rogers
36 Park Village East,
London
NW1 7PZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**36 Park Village East
London
NW1 7PZ**

Proposal:

Installation of temporary internal secondary glazing to one window
Drawing Nos: Location Plan (Planning Portal Reference: PP-12744445v1); Proposed
Front Elevation, Drawing No.1; S20 VS dated 12/9/23;

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Planning Portal Reference: PP-12744445v1); Proposed Front

Elevation, Drawing No.1; S20 VS dated 12/9/23;

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 Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 Local Plan 2017.

- 4 The works hereby approved are for a temporary period only and shall be removed from the property, and the affected historic fabric reinstated to its pre-installation condition and made good using sensitive repair techniques using materials and techniques to match the existing building, within 6 months of the HS2 noisy works period ending, for which they are required.

Reason: The type of works are not such as the local planning authority is prepared to approve, other than in exceptional circumstances and for the limited period required, in view of their appearance and their impact on the special interest of the listed building. The permanent retention of the works would be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

This application seeks consent for the installation of temporary internal secondary glazing to one window for noise mitigation during construction of the HS2 railway at Euston.

The application property is a grade II* listed single family dwellinghouse situated on the west side of Park Village East, within the Regent's Park Conservation Area. A few metres to the east of the property is the West Coast Main Line railway cutting, which forms part of the proposed route of the High Speed 2 railway as set out in the High Speed Rail (London-West Midlands) Act 2017. The property is one of a picturesque series of twelve residential villas of varying styles dating from 1825-36, which were designed and laid out by John Nash and his assistants for the Commissioners of Woods, Forests and Land Revenues. The application property is a two storey detached house, with a mixture of sash and casement windows and a stuccoed finish, and set in generous grounds.

The proposed works are intended to meet the functional requirements of reducing noise within the residential property, whilst minimising the impact on the significance of the heritage asset and minimising inconvenience to the residents.

The secondary glazing will be manufactured with powder-coated aluminium frames and sheets of 6.4 or 8.8mm laminated glass for acoustic attenuation. The secondary glazing units for each window will be installed onto a timber sub-frame which is fixed to the existing wall surface or window reveal using wood screws for reversibility. The secondary glazing will take the form of a combination of vertical sliding sashes or inward opening casements, tailored to each situation in the case of the windows subject of the application. The existing windows will remain operable, and there will be minimal impact on historic fabric due to the reversible nature of the installation.

As the secondary glazing needs to be set back internally from the original window position to achieve the desired acoustic performance and minimise noise levels from the HS2 works, externally the secondary glazing including its framing is likely to be visible when viewed obliquely. The reflective qualities of a second layer of glass will be evident, distinguishing the affected windows from others at the property which are not subject of this application. Notwithstanding, the visual impact on the exterior of the listed building will be low and will only last or the duration of the construction works due to the temporary and reversible nature of the installation.

A condition of this consent requires that, on completion of the HS2 construction works, the secondary glazing will be removed from the property and the affected historic fabric reinstated to its pre-installation condition and made good using sensitive repair techniques.

The proposed secondary glazing will cause less than substantial harm (para 208 of the NPPF) to the special interest of the listed building. This level of harm has been reduced to the minimum possible and the works will be removed when no longer required. Great weight is given the special interest of the listed building but this is balanced with the public benefit of keeping the building occupied and in residential use (it's optimal viable use) during lengthy HS2 construction works. In this case the public benefits of the scheme outweigh the limited amount of reversible harm which is proposed and therefore it is recommended that the application is approved.

Historic England was consulted and responded with a signed and stamped letter from the National Planning Casework Unit on authorising the Council to determine to the application as it sees fit. Regent's Park CAAC were also consulted and raised no objection to the proposals.

- 2 The site's planning history was taken into account when arriving at 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 (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January

2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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', written in a cursive style.

Daniel Pope
Chief Planning Officer