

## **Advice from The Regent's Park Conservation Area Advisory Committee**

**12A Manley Street NW1 8LT**

5 February 2018

**34 Park Village East** London NW1 7PZ 2017/6942/L

The installation of secondary internal glazing on seven windows on the front elevation for the duration of HS2 construction works.

The Committee is aware of the serious concerns of those householders who wanted to continue to be able to live in their homes during the work on HS2. The fitting of secondary glazing for acoustic purposes is one way of making it possible for these Listed houses to be occupied, and thus protected, during the course of the high-speed line works. Continued occupation includes being able to use the internal spaces, and that is one factor in the RPCAAC's support, in principle, for external secondary glazing where that is the optimal, if temporary, solution.

In this application, the house is not in occupation, and the internal glazing proposed does appear to us to meet the listed building considerations, such as protecting internal shutters and surviving details.

It does, however, also diminish the useable space in the house, and while that may be acceptable in the case of this house (which will be rented after the secondary glazing has been installed) it does not provide a precedent for houses in continuing occupation.

However, we object to the present application on the grounds that the work – which it is generally agreed would normally be unacceptable in a Listed Building – does not meet the special justification required in this case, that is, the mitigation of all construction noise sufficient to enable full residential occupation of the house. The house needs to be considered as a whole, including all elevations, not merely one of three. The diffusion of sound around the property from HS2 construction should be modelled so that it can be demonstrated that each opening would be appropriately protected from sound penetration across the acoustic range. Until that full justification is provided, the application should not be approved.

Richard Simpson FSA

Chair RPCAAC