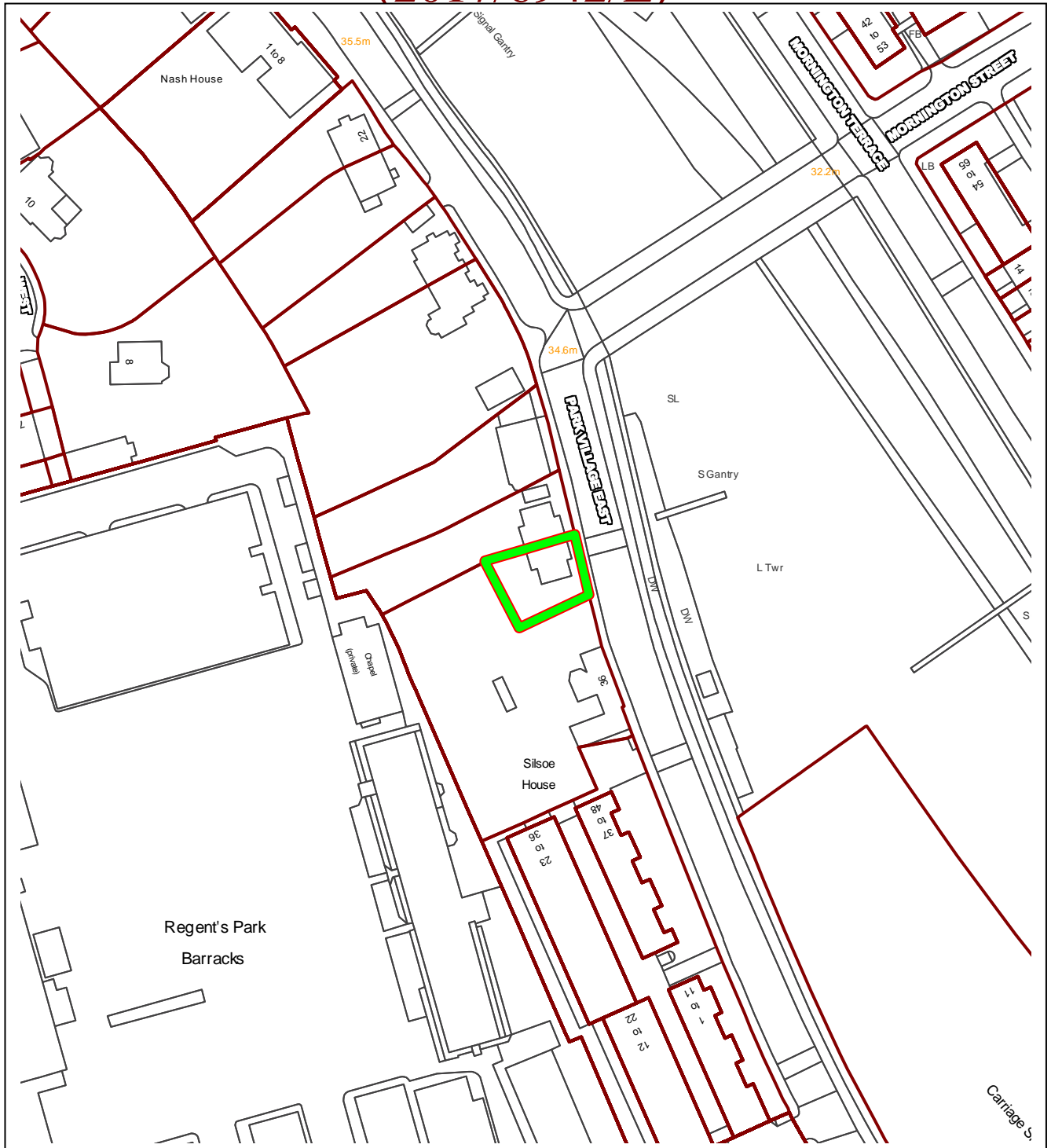


34 Park Village East, London, NW1 7PZ (2017/6942/L)



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34 Park Village East (2017/6942/L)



Photo 1: Front façade of Nos 32 and 34 Park Village East which form a symmetrical semi-detached pair (No 34 on left side)



Photo 2: 34 Park Village East – front (east) façade as existing



Photo 3: 34 Park Village East – two front ground floor windows seen from interior (reception room)



Photo 4: 34 Park Village East first floor window from the interior (bedroom)



Photo 5: 34 Park Village East – 2nd floor window from interior (bedroom)



Photo 6: 34 Park Village East – basement windows in front (east) elevation, from interior (kitchen).

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/02/2018
		N/A / attached		Consultation Expiry Date:	15/02/2018
Officer			Application Number(s)		
Catherine Bond			2017/6942/L		
Application Address			Drawing Numbers		
34 Park Village East London NW1 7PZ			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of secondary internal glazing on seven windows on the front elevation for the duration of HS2 construction works.					
Recommendation(s):		Grant conditional listed building consent			
Application Type:		Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	8	00	No. of responses	05	No. of objections	05
Summary of consultation responses:	A Site Notice was displayed for the period 24/01/2018 to 14/02/2018.					
	A Press Notice was advertised for the period 25/01/2018 to 15/02/2018.					
	5 letters of objection were received from owners/occupiers of neighbouring properties, namely Nos 4, 28 and 30 (x 2) Park Village East, and No 52A Mornington Terrace. One of these letters of objection was also representing residents of HS2 Noise Insulation Working Group, CHARGE and Camden Cutting Group. The comments and objections are summarised as follows:-					
	<u>Comments</u>					
	<ul style="list-style-type: none">The proposed works are the same as for a previously withdrawn application. <i>Officer response: See paragraph 2.2.</i>Lack of pre-application consultation by HS2 Ltd on the proposals with neighbouring occupiers. <i>Officer response: See paragraph 2.4.</i>The proposals should be considered materially as permanent rather than temporary works as they will be in place for 15 years. <i>Officer response: See paragraph 2.6.</i>No damp proof report has been submitted as part of the application. <i>Officer response: See paragraph 2.8.</i>					
	<u>Objections</u>					
	<ul style="list-style-type: none">The application is premature as noise levels and mitigation requirements have not yet been fully assessed by HS2 Ltd. <i>Officer response: See paragraph 2.10.</i>HS2 Ltd has a conflict of interest in the proposals as it is the leaseholder of the application property. <i>Officer response: See paragraph 2.12.</i>The proposed installation of the works for 15 years is too long for the planning balance <i>Officer response: See paragraph 2.14.</i>The proposals harm the interior of the listed building. <i>Officer response: See paragraph 2.16.</i>The proposals harm the exterior of the listed building and the conservation area. <i>Officer response: See paragraph 2.18.</i>					

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|--|---|
| | <ul style="list-style-type: none">• External secondary glazing should be proposed as this application for internal secondary glazing puts too little weight on the changes to the listed building's setting from the HS2 construction works.
<i>Officer response: See paragraph 2.21.</i>• The proposed works are not fit for purpose as they only insulate windows in the front elevation.
<i>Officer response: See paragraph 2.25.</i>• Air conditioning must be provided as the house will overheat in warm weather if all elevations are insulated.
<i>Officer response: See paragraph 2.27.</i>• The application does not address the optimum use of the listed building, which may become uninhabitable if the proposed works harm residents' health and wellbeing.
<i>Officer response: See paragraph 2.29.</i> |
|--|---|

**CAAC/Local groups*
comments:**

*Please Specify

The following local groups and amenity societies were consulted:

1. Historic England - response dated 23/01/2018 authorising the Council to determine the application as seen fit.

2. Regent's Park Conservation Area Advisory Committee – response received on 09/03/2018, stating:-

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.

Officer response: See paragraphs 2.16, 2.21, 2.25 & 2.29.

Site Description

The application property is a grade II* listed single family dwelling 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 lease of the property has recently been purchased by the Secretary of State for Transport (HS2 Ltd), and the property is currently vacant.

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. With No 32, the property forms one half of a semi-detached pair of stucco-fronted gable-end three-storey villas, raised on basements and set in generous grounds with small front gardens. The house is fenestrated by timber casement windows with architraves, round-arched at 2nd floor level.

Relevant History

Application property:

2007/0559/L - Replacement of two windows with French doors at rear lower ground floor level, replacement of an existing skylight, and other internal alterations to single family dwelling house (C3) – granted 04/05/2007.

2017/3593/L - The installation of secondary internal glazing on 7no windows, installation of 1no ventilation unit and 1no external ventilator cowl at first floor level. – withdrawn on 18/10/2017.

Flat A, 59 Albany Street:

2010/3941/L - Installation of secondary glazing on two ground floor sash windows of residential flat (Class C3) – granted on 14/09/2010.

5 Chester Terrace:

2015/0645/L - Internal alterations including installation of new internal staircase from third floor level to a new roof terrace area, changes to room layouts, double glazed units installed in the rear elevation and a new access door to garage) – granted on 26/05/2015.

2016/0869/L – Details for secondary glazing to existing front windows and for new double glazed windows on rear elevation in relation to condition 4a (1:10 sections of all windows including jambs, head and cill, ventilation grills, external doors and gates) of listed building consent ref 2015/0645/L granted on 26/05/15, for internal alterations including installation of new internal staircase from third floor level to a new roof terrace area, changes to room layouts, double glazed units installed in the rear elevation and a new access door to garage) – granted on 29/05/2016.

41 Chester Terrace:

2016/0146/L - Installation of the secondary glazing on the west, south and partially the north elevation windows at ground floor level – granted on 18/05/2016.

56 Cumberland Terrace and 36 Cumberland Terrace Mews:

2006/3257/L - Installation of secondary glazing and internal alterations as an amendment to the listed building consent only dated 05/06/06 (2006/1727/L) for alterations and extension to existing dwelling house, including the addition of a two storey infill extension with roof terrace to rear courtyard; enlargement of mews garage and associated doors and internal alterations to the main and Mews buildings – granted on 15/09/2006.

6A Mornington Crescent:

2011/0056/L - Alterations to install secondary glazing behind existing wooden framed fixed window at front lower ground floor level to existing residential unit (Class C3) - granted on 25/02/2011.

2011/3542/L - Internal alterations to install secondary glazing to windows and door at rear lower ground floor of existing flat (Class C3) -granted on 07/09/2011.

39 Mornington Terrace:

2016/2473/INVALID & 2016/2583/INVALID - Replacement of timber framed single glazed sash windows with double glazed sash windows – withdrawn 13/09/2016.

2 Park Village West:

2013/6185/L - Installation of new slate roof tiles, replacement of external door and refurbishment of all windows, formation of hole in outside wall for boiler flue and internal alterations including installation

of new doors and architraves throughout to modernise existing house (Class C3, Grade II*) – granted on 15/11/2013.

2014/3114/L - Details pursuant to conditions 4b (secondary glazing), 4c (stone flags) and 4d (damp proofing) relating to listed building consent granted 15/11/2013 (2013/6185/L) for the Installation of new slate roof tiles, replacement of external door and refurbishment of all windows, formation of hole in outside wall for boiler flue and internal alterations including installation of new doors and architraves throughout to modernise existing house (Class C3, Grade II*) – granted on 03/06/2014.

Relevant policies

NPPF 2012

Paragraphs 126-141

London Plan 2016

Camden Local Plan 2017

D1 Design

D2 Heritage

Camden Planning Guidance 2011/2015

CPG 1 (Listed Buildings)

Regent's Park Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 The Proposal

1.1 This application is for the installation of secondary internal glazing on seven windows on the front (east) elevation of the grade II* listed building for the duration of the HS2 construction works.

Background

1.2 The applicant states that in constructing the High Speed 2 railway, HS2 Ltd will take all reasonable steps to ensure that noise does not cause an adverse effect. However, where construction noise may cause a change of behaviour or attitude of building occupiers, noise insulation measures will be offered. The HS2 Noise Information Paper "E23: Control of Construction Noise and Vibration" sets out the criteria for residential properties which are eligible. It has been established that residential properties in Park Village East are eligible, as the street is situated on the western side of the Euston Approach railway cutting which forms part of the proposed route. HS2 Ltd is thus obliged to make offers of noise insulation or grants for noise insulation, and where necessary obtain all necessary planning approvals. The aim is for insulation measures to be installed before the start of works predicted to exceed the noise insulation criteria. The application property is being used as a pilot for all noise insulation mitigation measures required by a sizeable number of listed buildings situated close to the Euston Approach within LB Camden.

Schedule of proposed works

1.3 The application proposes to install internal secondary glazing to the following windows in the front elevation:

- Two windows at basement level in the kitchen (within the existing plaster window reveals)
- Two windows at ground floor level in the reception room
- Two windows at first floor level in the front bedroom
- One window at second floor level in the front bedroom.

1.4 An eighth window in the front elevation at first floor level is not subject of the application as it lights a bathroom which as a non-inhabitable room is not eligible for insulation measures.

Detailed design

1.5 All the internal secondary glazing will be installed within the existing plaster window reveals, with the exception of the ground floor windows which will have full-height panels fixed to the wall face to avoid damage to the internal shutters. In all cases, the timber sub-frame will be screw fixed to the existing fabric, in order to be reversible. All the units will have slender aluminium sections polyester powder coated in white for minimal visual impact, mounted on timber sub-frames for ease of fixing to the historic fabric in a reversible manner. The units will be glazed with 8.8mm thick laminated glass for sound attenuation. The units will be a combination of sliding and inward opening casements. The secondary framing in the form of mullions and transoms will align with the fenestration pattern of the historic casement windows. For background ventilation, acoustically-baffled slot ventilators will be installed at the top of each unit.

Removal of secondary glazing

1.6 On completion of the HS2 construction works, the secondary glazing will be removed from the property and recycled. Fixings will be carefully removed to prevent damage to the existing fabric. Fixing holes in plasterboard wall linings will be filled with plaster filler and in timber joinery with wood filler, on a like-for-like basis. All surfaces will then be redecorated on a like-for-like basis.

2.0 Responses to consultation comments and objections

Comments

The proposed works are the same as for a previously withdrawn application

2.1 The current application is, effectively, the same as withdrawn application 2017/3593/L.

2.2 Officer response: The withdrawn application proposing internal secondary glazing for 34 Park Village East included an external ventilation unit and an external ventilator cowl at first floor level. Officers considered the detailed design of the internal secondary glazing to cause harm to the special interest of the listed building. Officers therefore advised the application be withdrawn in October 2017, and more sensitive proposals be worked up following the appointment by HS2 Ltd of an historic building consultant. The revised design incorporates slot ventilators into the secondary glazing units meaning no external ventilation in the walls is required, which has a lesser impact on the external envelope of the listed building.

Lack of pre-application consultation by HS2 Ltd on the proposals with neighbouring occupiers.

2.3 Contrary to the content of the application, neighbours have been consulted by HS2 about the proposal prior to this application.

2.4 Officer response: Under current planning and listed building legislation there is no statutory requirement for an applicant to consult occupiers of adjacent properties prior to the formal submission of a listed building consent application. However, the application states that there is ongoing consultation with the community forum. The Council's statutory requirements for publicity and consultation on this application are set out in the Consultations section of this report.

The proposals should be considered materially as permanent rather than temporary

2.5 The application refers to the 'temporary' effects of the planned works, which actually will be in position for 'approximately 15 years' on Park Village East. The planned works should be considered as being permanent, by the Council, albeit they must be reversed, at the end.

2.6 Officer response: Officers' assessment of this application considers the long-term physical impacts the works would have on the special interest of the listed building, albeit they are intended to be in situ for a 15 year period only. The reversibility of the installation will form part of the assessment to ensure no harm is caused to historic fabric. It is recommended that a condition be put on any listed building consent regarding the potential removal of the secondary glazing installation on the completion of the HS2 construction works.

No damp report has been submitted as part of the application.

2.7 The application does not include a number of material considerations, namely a survey investigating the potential damp in the property.

2.8 Officer response: *There is no validation requirement for a damp report from a listed building consent application of this type. Whilst damp issues are not a material consideration when assessing the impact of internal secondary glazing, there was no evidence of any damp at the property during a recent officer site visit. The proposed design of the secondary glazing includes slot ventilators which will provide sufficient air flow in the cavity between the existing windows and the units as well as into the main internal spaces of the house.*

Objections

The application is premature as noise levels and mitigation requirements have not yet been fully assessed by HS2 Ltd.

2.9 The application is premature. It is as yet unclear what noise levels are being mitigated against. There is a revised scheme being developed for the Euston Approach, which HS2 Ltd have stated will have a different noise impact on Park Village East than the existing scheme, and have not yet been assessed.

2.10 Officer response: *The Council's obligation is to assess the application before it on its own merits. As the proposal is for internal secondary glazing for seven windows on the front façade, it is primarily the impact of those works on the special interest of the listed building which have to be assessed, rather than their effectiveness as mitigation measures against external noise (although the Council's Environmental Health officers are satisfied with the acoustic performance of the proposals in the context of the existing scheme). As officers have found that there is no harm caused by the installation to the listed building, there is no requirement to consider the extent of public benefits arising from the proposed works as part of any planning balance. If it is found that the projected noise levels from the construction works are inaccurate, further application(s) for necessary mitigation measures should be submitted to the Council, which will be assessed on their own merits.*

HS2 Ltd has a conflict of interest in the proposals as it is the leaseholder of the application property.

2.11 This property is owned by HS2 Ltd who have a conflict of interest in the possible use of this application as a precedent. The property is not currently occupied, and is likely to be tenanted, so the proposed design has not been tailored to residents' needs.

2.12 Officer response: *The agent for this application has signed Certificate B which confirms that HS2 Ltd is the owner/leaseholder of the land subject of the proposed works. Ownership is not a material consideration when assessing this application, which shall be determined on its own merits. The relevant test is the effect of the proposed works on the special interest of the listed building. The determination of this application will not prejudice the assessment of further listed building consent applications for mitigation measures against the effects of the HS2 construction works, which will be individually assessed on their own merits and where other criteria may need to be taken into account including the individual requirements of existing occupiers.*

The proposed installation of the works for 15 years is too long for the planning balance.

2.13 The application is misleading in its portrayal of the time period over which the works need to remain in place, thus giving additional but inaccurate weight to the harm (suggesting 15 rather than 7 years as outlined by HS2 at petitioning stage). The degree of public benefit from the proposals outlined in the application is therefore misleading with respect to the planning balance.

2.14 Officer response: *The projected duration of the HS2 construction works affecting the Euston Approach section of the West Coast Main Line is 15 years, not 7 years. It is therefore considered that the application is not misleading over the degree of public benefit from the proposals with respect to the planning balance.*

The proposals harm the interior of the listed building

2.15 The application does not assess the impact of the proposed internal secondary glazing on the

special interest of the interior of the grade II* listed building. There is insufficient assessment of the impact of the siting and design of the secondary glazing on the wider internal character of each room, including plan form and architectural character. The application fails to address the significant visual intrusion internally of the full height glazing panels and their siting on the historic windows.

2.16 Officer response: The design and layout of the internal secondary glazing installations have been revised since the withdrawn application ref 2017/3593/L so that they are more sympathetic to the historic windows in the front elevation and their associated joinery, such as shutter boxes. The frame design of each unit has been streamlined to be more consistent with the fenestration pattern of the historic casements, and do not irreversibly compromise panelled window aprons, shutter boxes, reveals and window cills. A full height glazing panel has been chosen for the two ground floor windows as the window recesses here are full-height directly off the floor; this option is considered more sympathetic than the previously submitted design which only covered the window area, but had loading and fixing issues at cill height which potentially could have harmed historic fabric. The slim sections of the white polyester powder-coated aluminium frames minimise visual impact when viewed from the room interiors, and will be fixed to the historic fabric so as to be totally reversible. Since the units will be positioned on the inner side of the comparatively deep window reveals to achieve sufficient acoustic performance, a small area of each room will be screened off by the glazing, which will have a negligible impact on plan form and the spatial qualities of each room. This will be most noticeable in the ground floor reception room due to the full-height nature of two window recesses, but notwithstanding will occupy a very small proportion of the overall dimensions of the room which spans the full depth of the house.

The proposals harm the exterior of the listed building and the conservation area

2.17 The proposals will have an unacceptable impact on the external historic features of the grade II* listed Nash-designed building, and would not be considered acceptable in the absence of HS2 construction works. The proposals are not in keeping with the character and appearance of the Regent's Park Conservation Area.

2.18 Officer response: Officers acknowledge that the proposed internal secondary glazing to 7 windows on the front (east) elevation of the property will, to a small degree, be visible externally, including from the street. However, the main visual change will result from the shadow gap created by a further layer of glass on the inner side of each affected window. The framing of the internal secondary glazing will be constructed from white powder-coated aluminium sections, designed to be as slim as possible to avoid visual intrusion upon the generous white-painted timber frames of the historic casement windows. The most prominent windows will be those at ground and first floor levels, as the basement windows are set behind a front lightwell and the single second-floor window is at high level. It should be noted from the Relevant History section of this report that there are a number of listed buildings by Nash in the neighbourhood which have been granted listed building consent for internal secondary glazing which have no connection with the HS2 construction works. As the proposed works are internal only, have a minor visual impact on the exterior, and do not physically impact on any external architectural features, officers do not consider that there is a negative impact on either the exterior of the grade II listed building, the setting of adjacent grade II* listed buildings, or the character and appearance of the Regent's Park Conservation Area.*

External secondary glazing should be proposed as this application for internal secondary glazing puts too little weight on the changes to the listed building's setting from the HS2 construction works.

2.19 The application is misleading as it contains no description of the setting of No 34 during the period of the HS2 works. The Heritage Statement places significant weight upon the harm that would be caused to the external appearance and picturesque setting. However, Park Village East is expected to become the scene of one of the largest building sites in Europe, when the view of the application property may well be obscured by hoardings and seen against the background of construction equipment. Within this context, the relative height which should be given to any harm to the external appearance or setting of the listed building must be significantly reduced.

2.20 Too great a weight is therefore placed upon the public benefits that would accrue in relation to the proposed internal scheme, while an external secondary glazing solution is likely to be much less

intrusive in the context of these other compromises which will be imposed on the house and its setting.

2.21 Officer response: It is the Council's duty to determine the application before it, which in this case is for internal secondary glazing only. Officers are aware of some residents' preferences for external secondary glazing and appreciate that the setting of the listed buildings and the character and appearance of the conservation area will change during the HS2 construction works, albeit temporarily. However, officers are required to assess the impact of the current proposals on the special interest of the listed building, which in this case primarily relates to the character of the interiors. If in the future it is demonstrated there is a need for external secondary glazing to the property, further application(s) should be submitted to the Council, which will be assessed individually on their own merits.

The proposed works are not fit for purpose as they only insulate windows in the front elevation.

2.22 The proposed works are not fit for purpose and are a waste of taxpayers' money. The application fails to achieve its intended aim to effectively soundproof the property during HS2 construction works.

2.23 The proposed works would provide a minimal level of protection against the currently predicted noise levels, as they are based on faulty computer-based noise modelling. The application does not include a full investigation of the way the property is impacted by noise, as the findings are derived from faulty computer-based modelling. There should be a pneumatic drill trial in the street to test the noise levels on all sides of the property, demonstrating the inadequacy of the proposed scheme.

2.24 To provide effective noise insulation against the levels of noise implied in the Environmental Statement, noise insulation would need to be installed on all sides of the property including the south and west elevations. This need is accentuated as the rear (west) elevation faces two hard, tall, brick constructions at Albany Street Barracks which reverberate the sound back onto the back of the house.

2.25 Officer response: Officers are required to assess the merits of the application in front of them. It is not officers' remit to consider works beyond the scope of the application. However, it is the Council's duty to ensure that the works are fully justified, cause no harm to the special interest of the listed building, and comply with relevant planning and listed building legislation and guidance. If it is demonstrated there is need for further noise mitigation works to the property, further application(s) should be submitted to the Council, which will be assessed individually on their own merits.

Air conditioning must be provided as the house will overheat in summer if all elevations are insulated

2.26 The house will be blighted by heat in summer in the event of all windows in all three elevations having secondary glazing, resulting in a need for air conditioning.

2.27 Officer response: As this application proposes works only to the front (east) elevation of the property and incorporates ventilation measures, there is no evidence that the interior will over-heat in warm weather and warrant air conditioning. Furthermore, as this application is not for secondary glazing on all elevations and does not propose air conditioning, there is no requirement for officers to assess or comment on such proposals.

The application does not address the optimum use of the listed building, which may become uninhabitable if the proposed works harm residents' health and wellbeing.

2.28 The "less than substantial harm" of the internal glazing has not been weighed against the mental health of the occupants through being a constant reminder of the work that is taking place outside, noting that the optimum viability of use is that where the building continues to be occupied during the works and does not become void. The properties need to remain occupied. If it is not possible to provide effective noise insulation, residents will need to be rehoused in accordance with the provisions of Information Paper E23.

2.29 Officer response: Whilst officers consider the proposed works do not harm the special interest of the listed building, paragraph 134 of the NPPF states that where there is less than substantial harm to

a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. As such, the NPPF does not require the mental health of individual residents to be considered in connection with the optimum viable use of the heritage asset, including its continued occupation during the HS2 construction works.

3.0 Conclusion

3.1 It is considered that the proposed internal secondary glazing works to mitigate against high noise levels from the HS2 construction works in close proximity to the application property will cause no harm to the special interest of the grade II* listed building, the setting of adjacent grade II* listed buildings, or to the character and appearance of the Regent's Park Conservation Area.

3.2 Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.3 As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF, with special regard to paragraphs 126-141 (Conserving and Enhancing the Historic Environment). The proposed development is also in line with guidance to be found on alterations to listed buildings in CPG 1 and the Regent's Park CAA & MS.

4.0 Recommendation

4.1 Grant conditional listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19th March 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Ingram Consultancy Limited
Holly Cottage
Lower Street
Upton Noble
Somerset
BA4 6BB

Application Ref: **2017/6942/L**
Please ask for: **Catherine Bond**
Telephone: 020 7974 2669

16 March 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
34 Park Village East
London
NW1 7PZ

DECISION

Proposal:

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

Drawing Nos: Site Location Plan; Site Layout Plan; 2016-005-34PVE-EX-B-J-01-01; 2016-005-34PVE-EX-B-J-02-01; 2016-005-34PVE-EX-B-J-03-01; 2016-005-34PVE-EX-FF-J-01-01; 2016-005-34PVE-EX-FF-J-02-01; 2016-005-34PVE-EX-FF-J-03-01; 2016-005-34PVE-EX-GR-J-01-01; 2016-005-34PVE-EX-GR-J-02-01; 2016-005-34PVE-EX-B-GR-03-01; 2016-005-34PVE-EX-SF-J-01-01; 2016-005-34PVE-EX-SF-J-02-01; 2016-005-34PVE-EX-B-SF-03-01; 2016-005-34PVE-PR-B-J-01-01; 2016-005-34PVE-PR-B-J-02-01; 2016-005-34PVE-PR-B-J-03-01; 2016-005-34PVE-PR-FF-J-01-01; 2016-005-34PVE-PR-FF-J-02-01; 2016-005-34PVE-PR-FF-J-03-01; 2016-005-34PVE-PR-GR-J-01-01; 2016-005-34PVE-PR-GR-J-02-01; 2016-005-34PVE-PR-B-GR-03-01; 2016-005-34PVE-PR-SF-J-01-01; 2016-005-34PVE-PR-SF-J-02-01; 2016-005-34PVE-PR-B-SF-03-01: Design and Access & Heritage Statement.

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

Executive Director Supporting Communities



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: Site Location Plan; Site Layout Plan; 2016-005-34PVE-EX-B-J-01-01; 2016-005-34PVE-EX-B-J-02-01; 2016-005-34PVE-EX-B-J-03-01; 2016-005-34PVE-EX-FF-J-01-01; 2016-005-34PVE-EX-FF-J-02-01; 2016-005-34PVE-EX-FF-J-03-01; 2016-005-34PVE-EX-GR-J-01-01; 2016-005-34PVE-EX-GR-J-02-01; 2016-005-34PVE-EX-B-GR-03-01; 2016-005-34PVE-EX-SF-J-01-01; 2016-005-34PVE-EX-SF-J-02-01; 2016-005-34PVE-EX-B-SF-03-01; 2016-005-34PVE-PR-B-J-01-01; 2016-005-34PVE-PR-B-J-02-01; 2016-005-34PVE-PR-B-J-03-01; 2016-005-34PVE-PR-FF-J-01-01; 2016-005-34PVE-PR-FF-J-02-01; 2016-005-34PVE-PR-FF-J-03-01; 2016-005-34PVE-PR-GR-J-01-01; 2016-005-34PVE-PR-GR-J-02-01; 2016-005-34PVE-PR-B-GR-03-01; 2016-005-34PVE-PR-SF-J-01-01; 2016-005-34PVE-PR-SF-J-02-01; 2016-005-34PVE-PR-B-SF-03-01: Design and Access & Heritage Statement.

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 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 for a limited period, 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.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, or satellite dishes shall be fixed or installed on the external face of the building.

Reason: To safeguard the special interest of the listed building and the character and appearance of the conservation area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site's planning history has been taken into account when making 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning