

Application ref: 2018/3149/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Ground Floor Flat
28 Mornington Terrace
London
NW1 7RS

Proposal:

Installation of temporary internal secondary glazing to one upper-ground floor window in the front elevation and one upper-ground floor window in the rear elevation for noise mitigation during the construction of the HS2 railway. Installation of temporary mechanical ventilation unit in the rear elevation at upper-ground floor level during the construction of the HS2 railway.

Drawing Nos: Site Location Plan; 2016-005-28MT-EX-EL-01; 2016-005-28MT-EX-EL-02; 2016-005-28MT-EX-GF-J-01 Rev 2.0; 2016-005-28MT-PR-GF-J-01 Rev 3.0; 2016-005-28MT-EX-GF-J-02 Rev 2.0; 2016-005-28MT-PR-GF-J-02 Rev 3.0; 2016-005-28MT-EX-GF-J-03 Rev 2.0; 2016-005-28MT-PR-GF-J-03 Rev 3.0; 2016-005-28MT-EX-GF-J-04 Rev 2.0; 2016-005-28MT-PR-GF-J-04 Rev 2.0; 2016-005-28MT-EX-GF-J-05 Rev 2.0; 2016-005-28MT-PR-GR-J-05 Rev 4.0; 2016-005-28MT-EX-GF-J-06 Rev 2.0; 2016-005-28MT-EX-GF-J-07 Rev 2.0; 2016-005-28MT-PR-GF-J-07 Rev 4.0; 2016-005-28MT-EX-GF-J-08 Rev 2.0; 2016-005-28MT-PR-GF-J-08 Rev 3.0; Sonair Ventilation Unit Specification; Design and Access & Heritage Statement.

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:

Site Location Plan; 2016-005-28MT-EX-EL-01; 2016-005-28MT-EX-EL-02; 2016-005-28MT-EX-GF-J-01 Rev 2.0; 2016-005-28MT-PR-GF-J-01 Rev 3.0; 2016-005-28MT-EX-GF-J-02 Rev 2.0; 2016-005-28MT-PR-GF-J-02 Rev 3.0; 2016-005-28MT-EX-GF-J-03 Rev 2.0; 2016-005-28MT-PR-GF-J-03 Rev 3.0; 2016-005-28MT-EX-GF-J-04 Rev 2.0; 2016-005-28MT-PR-GF-J-04 Rev 2.0; 2016-005-28MT-EX-GF-J-05 Rev 2.0; 2016-005-28MT-PR-GR-J-05 Rev 4.0; 2016-005-28MT-EX-GF-J-06 Rev 2.0; 2016-005-28MT-EX-GF-J-07 Rev 2.0; 2016-005-28MT-PR-GF-J-07 Rev 4.0; 2016-005-28MT-EX-GF-J-08 Rev 2.0; 2016-005-28MT-PR-GF-J-08 Rev 3.0; Sonair Ventilation Unit Specification; 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 No lights, meter boxes, or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the building..

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 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 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 (delegated):

This application seeks consent for the installation of temporary internal secondary glazing to one upper-ground floor window in the front elevation and one upper-ground floor window in the rear elevation for noise mitigation during the construction of the HS2 railway at Euston. Consent is also sought for the installation of a temporary mechanical ventilation unit in the rear elevation at upper-ground floor level for the duration of the construction works.

The application site is an upper-ground floor one-bedroom flat situated within a grade II listed building located in the Camden Town Conservation Area. The property dates from the mid-19th century and is one of a terrace of 27 houses. The property comprises 3 floors raised on a basement with a mansard attic storey. It is constructed from stock brick with rusticated stucco ground floors and slated roofs. The property is two bays wide and has stucco fluted Ionic pilasters marking the division with the neighbouring properties. It has timber box sash windows, which are recessed and architraved on the upper floors. The 1st floor windows have console bracketed cornices and a continuous cast-iron balcony. The upper-ground floor timber panelled entrance door is punctuated by a stucco portico with pilasters carrying an entablature.

The proposed design is intended to meet the functional requirements of reducing noise within the residential property and meeting the environmental requirements specific to the circumstances of this application, 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 8.8mm laminated glass for enhanced acoustic attenuation. The units will be installed internally to the front and rear windows of the flat.

In the front room, the secondary glazing will be fixed to the existing joinery window cill and soffit and to the closed window shutters, with the sash window remaining openable. The existing window shutters are operable and in good condition, however the resident has expressed a preference for internal secondary glazing to be temporarily fixed to the shutters, requiring them to be screw-fixed shut. A loose timber block will be installed into the shutter box to support the shutter and provide solid packing and a base to screw fix the secondary glazing frame. Wood screws will be used to prevent risk of distortion to the shutters and to provide full reversibility. The small fixing holes in the joinery will be filled and painted with a brown varnish scramble to mix the existing finish.

In the rear room, where the sash window has no internal shutters, the secondary glazing timber sub-frame will be screw-fixed to the existing plain plaster reveals using fixing screws and plug fixings. The secondary glazing frame will then be screw-fixed to the sub-frame, allowing the window to remain openable.

Background ventilation will be incorporated into the secondary glazing installation. A slot ventilator will be installed into the timber sub-frame of each secondary glazing unit to provide background ventilation to each habitable room. The slot ventilator will be acoustically baffled and will provide 5000 sq mm of equivalent area. This exceeds the requirement of the Building Regulations 2010, Part F1 and the recommendations of Approved Document F 2013, Section 3 'Historic and Traditional Buildings'. The existing windows are not airtight, although they have been fitted with some draft-proofing measures. Furthermore, the sash windows will continue to be openable once the secondary glazing has been installed. As such, there will be sufficient ventilation to minimise the risk of heat distortion to the historic joinery and damp decay to the historic fabric.

- 2 As the secondary glazing needs set back internally from the original window position (by between 100 and 150mm) to achieve the desired acoustic performance and minimise noise levels from the HS2 works, from the exterior the secondary glazing including its framing is likely to be visible when viewed obliquely. Notwithstanding, the visual impact on the exterior of the listed building will be low and will only last for the duration of the construction works due to the temporary and reversible nature of the installation.

To address the specific circumstances of this case, the proposed works include additional input ventilation beyond that built into the secondary glazing units by means of the installation in the rear room just above floor level of a mechanical input fan unit such as a Sonair F+ device manufactured by Titan, electrically-powered with push button controls to control the volume of air within the room interior; ventilation rates can be adjusted from 28-225 cubic metres/hour. The unit will require a 106mm hole to be drilled through the external brick masonry rear wall which has an external white-painted render finish and an internal lime plaster finish. Externally at upper-ground floor level, a proportionately-dimensioned plastic grille will be installed, which will be painted white to match the existing colour scheme. Since the installation will be at low-level at the back of the property, it will have minimal visual impact.

A condition of this consent requires that, on completion of the HS2 construction works, the secondary glazing and the ventilation unit will be removed from the property and the affected historic fabric reinstated to its pre-installation condition and made good using sensitive repair techniques. Fixings will be carefully removed to prevent damage to joinery and plasterwork. 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. All the components of the ventilation unit, both internal and external, will be removed and the masonry brickwork and internal plaster finish will be reinstated and made good, using materials and techniques to match the existing and adjacent work.

It is considered that the proposed internal secondary glazing works and the installation of a ventilation unit in the rear elevation have minimal visual impact and are of a reversible nature, causing no harm to the special interest of the grade II listed building or to the surrounding conservation area.

Public consultation was undertaken for this application by means of a press notice and a site notice, but no responses were received. Camden Town CAAC was consulted, but chose not to respond. 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.

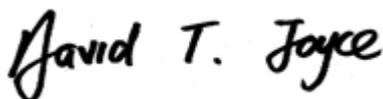
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 3 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).
- 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning