

Application ref: 2018/3147/L
Contact: Catherine Bond
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Date: 22 October 2018

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1st Floor
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1 Eversholt Street
London NW1 2DN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**12 Park Village East
London
NW1 7PX**

Proposal:

Installation of temporary internal secondary glazing to three windows to the front elevation for noise mitigation during construction of the HS2 railway.

Drawing Nos: Site Location Plan; 2016-005-12PVE-EX-EL-01-00; WPI P002 NI - 12PVE-EX-FF-J-01 Rev 1.0; WPI P002 NI - 12PVE-PR-FF-J-01.1 Rev 1.0; WPI P002 NI - 12PVE-PR-FF-J-01.2 Rev 1.0; WPI P002 NI - 12PVE-PR-FF-J-01.3 Rev 1.0; WPI P002 NI - 12PVE-PR-FF-J-01.4 Rev 1.0; WPI P002 NI - 12PVE-PR-FF-J-01.4 Rev 1.0; WPI P002 NI - 12PVE-PR-GF-J-02.1 Rev 1.0; WPI P002 NI - 12PVE-PR-GF-J-02.2 Rev 1.0; WPI P002 NI - 12PVE-PR-GF-J-02.3 Rev 1.0; WPI P002 NI - 12PVE-PR-GF-J-02.4 Rev 1.0; WPI P002 NI - 12PVE-EX-BS-J-03 Rev 1.0; WPI P002 NI - 12PVE-PR-BS-J-03.1 Rev 1.0; WPI P002 NI - 12PVE-PR-BS-J-03.1 Rev 1.0; WPI P002 NI - 12PVE-PR-BS-J-03.3 Rev 1.0; WPI P002 NI - 12PVE-PR-BS-J-03.4 Rev 1.0; 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; 2016-005-12PVE-EX-EL-01-00; WPI P002 NI - 12PVE-EX-FF-J-01 Rev 1.0; WPI P002 NI - 12PVE-PR-FF-J-01.1 Rev 1.0; WPI P002 NI - 12PVE-PR-FF-J-01.2 Rev 1.0; WPI P002 NI - 12PVE-PR-FF-J-01.3 Rev 1.0; WPI P002 NI - 12PVE-PR-FF-J-01.4 Rev 1.0; WPI P002 NI - 12PVE-PR-FF-J-01.4 Rev 1.0; WPI P002 NI - 12PVE-PR-GF-J-02.1 Rev 1.0; WPI P002 NI - 12PVE-PR-GF-J-02.2 Rev 1.0; WPI P002 NI - 12PVE-PR-GF-J-02.3 Rev 1.0; WPI P002 NI - 12PVE-PR-GF-J-02.4 Rev 1.0; WPI P002 NI - 12PVE-EX-BS-J-03 Rev 1.0; WPI P002 NI - 12PVE-PR-BS-J-03.1 Rev 1.0; WPI P002 NI - 12PVE-PR-BS-J-03.1 Rev 1.0; WPI P002 NI - 12PVE-PR-BS-J-03.3 Rev 1.0; WPI P002 NI - 12PVE-PR-BS-J-03.4 Rev 1.0; 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 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.

- 5 No lights, meter boxes, flues, vents 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.

Informative(s):

1 Reasons for granting listed building consent (delegated):

This application seeks consent for the installation of temporary internal secondary glazing to three windows to the front elevation of the property 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 comprises a semi-detached two-storey house raised on a basement, with sash windows and a stuccoed finish, and set in generous grounds with a small front garden.

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 8.8mm laminated glass for enhanced acoustic attenuation. The units will be installed internally to three windows to the front elevation at basement, ground and first floor levels, which have been identified by the applicant as affecting habitable rooms eligible for noise mitigation measures.

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. Due to the fenestration pattern of the windows, the low instance of internal decorative features and the absence of shutters, the secondary glazing will take the form of a combination of vertical sliding sashes or inward opening casements, tailored to each situation. The existing windows will remain operable, and there will be minimal impact on historic fabric due to the reversible nature of the installation.

Background ventilation will be incorporated into the secondary glazing window installations. 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 by residents 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 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. 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. In the case of the French doors, which are modern, the joinery will either be repaired using traditional techniques or the two door leaves replaced to match the existing design and materials, involving no loss of historic fabric.

As the secondary glazing needs to be 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, 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.

It is considered that the proposed internal secondary glazing works have minimal visual impact and are of a reversible nature, causing no harm to the special interest of the grade II listed building.

Public consultation was undertaken for this application by means of a press notice and a site notice, whereby no responses were received. Regent's Park CAAC was consulted, and commented that it has accepted the principle of secondary glazing in listed buildings along the route due to the exceptional circumstances of the construction of the HS2 railway, but seeks to ensure that the installation is legally enforceable so that it can be removed at the end of the works, suggests that the secondary glazing frames should be tinted with a matt finish to minimise visibility and that non-reflective glass may be appropriate, and raises concerns that the trickle vents ensure sufficient ventilation. Historic England was consulted and responded with a stamped and signed letter from the National Planning Casework Unit on 09/08/2018, authorising the Council to determine to the application as it sees fit.

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

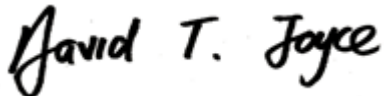
London Plan 2016 and the National Planning Policy Framework.

- 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning