

Application ref: 2019/4065/L
Contact: Anna Foreshew
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Date: 27 September 2019

Development Management
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**COSTAIN SKANSKA HS2 SOUTH EW JOINT
VENTURE**
Costain Limited of Costain House
Vanwall Business Park
Maidenhead
Berkshire
SL6 4UB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat B
22 Mornington Crescent
London
NW1 7RG

Proposal:

Installation of internal secondary glazing to one first floor window at the rear of the building for noise mitigation during construction of the HS2 railway at Euston.

Drawing Nos: Site Location Plan; WPI P066 NI - 22B MC -EX-FF-J-01 Rev. 1.0; WPI P066 NI - 22B MC -PR-FF-J-01.1 Rev. 1.0; WPI P066 NI - 22B MC -PR-FF-J-01.2 Rev. 1.0; Design Statement, Heritage Statement and Statement of Justification.

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; WPI P066 NI - 22B MC -EX-FF-J-

01 Rev. 1.0; WPI P066 NI - 22B MC -PR-FF-J-01.1 Rev. 1.0; WPI P066 NI - 22B MC -PR-FF-J-01.2 Rev. 1.0; Design Statement, Heritage Statement and Statement of Justification.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

This application seeks consent for the installation of temporary internal secondary glazing to one window (first floor) to the rear elevation for noise mitigation works during construction of the HS2 railway.

The application site is a grade II listed terrace townhouse built by I Bryant, and is located in the Camden Town Conservation Area. The property dates from the early 19th century, and is one of a terrace of 12 houses forming part of a crescent. The property has been divided into flats. The building comprises four storeys and a basement. It is constructed from yellow stock brick with a rusticated stucco ground floor, stucco cornice and slated roof. The property is two bays wide, has sashes which are recessed and has gauged brick flat arches. The first floor has a cast-iron balcony.

The affected window is at the rear of the property facing in the direction of the West Coast Mainline, which is also the route of the proposed HS2 railway. 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 frames will be manufactured from aluminium with a polyester powder coating or similar and will be installed into a new timber sub-frame which is fixed to the existing wall surface or window reveal. The units will be glazed with 6.4 mm laminated glass for acoustic attenuation.

Background ventilation will be incorporated into the secondary glazing installation. A slot ventilator will be installed into the secondary glazing unit to provide background ventilation to the 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 sash windows will continue to be openable once the secondary glazing has been installed. As such, there will be ventilation to minimise the risk of heat distortion to the historic joinery and damp decay to the 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, 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 or the duration of the construction works due to the temporary and reversible nature of the installation.

- 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.

It is considered that the proposed internal secondary glazing works will 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 and responded with no objection on 16/08/2019, but stating "The committee assumes that there will be a further application for mechanical ventilation for this room".

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 You are advised that whilst this listed building consent approves the installation of secondary glazing it may be necessary to provide additional ventilation to the property to allow it to remain habitable. In line with HS2 Ltd's Information Paper E23, you are strongly encouraged to consider additional ventilation as part of your noise mitigation offer to residents. Such works may require further application(s) for listing building consent and planning permission. You are advised to discuss proposals for additional ventilation with the Council prior to formal submission.
- 4 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).
- 5 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 London Borough of Camden 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.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 7 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.

- 8 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.

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 2019.

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer