

Application ref: 2020/0359/L  
Contact: Anna Foreshew  
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Date: 6 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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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:  
**70 Delancey Street**  
**London**  
**NW1 7SA**

#### **Proposal:**

Installation of temporary internal secondary glazing to eight windows, replacement of one non-original door at basement level, installation of improved acoustic seals to modern door at ground floor level; installation of fixed glazing panels to the doors at basement and ground floors to the front elevation for noise mitigation works during construction of the HS2 railway.

Drawing Nos: Site Location Plan; WPI P066B NI - 70 DeS-EX-BS-J-01 Rev. 1.0; WPI P066B NI - 70 DeS-PR-BS-J-01.1 Rev. 1.0; WPI P066B NI - 70 DeS-PR-BS-J-01.2 Rev. 1.0; WPI P066B NI - 70 DeS-EX-GF-J-02 Rev. 1.0; WPI P066B NI - 70 DeS-PR-GF-J-02.1 Rev. 1.0; WPI P066B NI - 70 DeS-PR-GF-J-02.2 Rev. 1.0; WPI P066B NI - 70 DeS-EX-FF-J-03 Rev. 1.0; WPI P066B NI - 70 DeS-PR-FF-J-03.1 Rev. 1.0; WPI P066B NI - 70 DeS-PR-FF-J-03.2 Rev. 1.0; WPI P066B NI - 70 DeS-EX-SF-J-04 Rev. 1.0; WPI P066B NI - 70 DeS-PR-SF-J-04.1 Rev. 1.0; WPI P066B NI - 70 DeS-PR-SF-J-04.2 Rev. 1.0; WPI P066B NI - 70 DeS-EX-TF-J-05 Rev. 1.0; WPI P066B NI - 70 DeS-PR-TF-J-05.1 Rev. 1.0; WPI P066B NI - 70 DeS-PR-BS-J-01.2 Rev. 1.0; Front Elevation Photo Montage; 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 P066B NI - 70 DeS-EX-BS-J-01 Rev. 1.0; WPI P066B NI - 70 DeS-PR-BS-J-01.1 Rev. 1.0; WPI P066B NI - 70 DeS-PR-BS-J-01.2 Rev. 1.0; WPI P066B NI - 70 DeS-EX-GF-J-02 Rev. 1.0; WPI P066B NI - 70 DeS-PR-GF-J-02.1 Rev. 1.0; WPI P066B NI - 70 DeS-PR-GF-J-02.2 Rev. 1.0; WPI P066B NI - 70 DeS-EX-FF-J-03 Rev. 1.0; WPI P066B NI - 70 DeS-PR-FF-J-03.1 Rev. 1.0; WPI P066B NI - 70 DeS-PR-FF-J-03.2 Rev. 1.0; WPI P066B NI - 70 DeS-EX-SF-J-04 Rev. 1.0; WPI P066B NI - 70 DeS-PR-SF-J-04.1 Rev. 1.0; WPI P066B NI - 70 DeS-PR-SF-J-04.2 Rev. 1.0; WPI P066B NI - 70 DeS-EX-TF-J-05 Rev. 1.0; WPI P066B NI - 70 DeS-PR-TF-J-05.1 Rev. 1.0; WPI P066B NI - 70 DeS-PR-BS-J-01.2 Rev. 1.0; Front Elevation Photo Montage; 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 approval for the following proposals at 70 Delancey

Street:

- The installation of temporary internal secondary glazing to eight windows;
- the installation of one replacement door at basement level;
- the installation of improved acoustic seals to the existing modern door at ground floor level;
- the installation of fixed secondary glazing panels to the fanlights at basement and ground floor levels.

These works are to the front elevation of the building and are for noise mitigation works during the construction of the HS2 railway at Euston.

The application site is a Grade II listed mid-terrace townhouse located in the Camden Town Conservation Area. The property forms part of a terrace of eleven houses (Nos. 62-82 Delancey Street) dating from the early-to-mid-nineteenth century. The building has significant architectural, historic and aesthetic value, together with group interest.

The affected windows and doors are at the front of the property which face 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 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 windows will be manufactured from aluminium with a polyester powder coating or similar and be installed into a new timber sub-frame which is fixed to the existing wall surface or window reveal. The windows will be glazed with 6.4 mm laminated glass for acoustic attenuation. The windows and fixed panels will be glazed with 6.4 mm laminated glass for acoustic attenuation. Slim profile hinged glazing units will be glazed with 6.8 mm laminated glass for acoustic attenuation.

The slim profile internal secondary glazing solution involves fixing a thinner secondary glazing frame within the depth of the existing staff bead and therefore allows shutters to remain operable. This does result in a reduced air gap between the existing and secondary glazing, smaller than the optimal distance which may reduce the overall noise reduction. Residents have been made aware of the above and this application is submitted on the basis of this understanding.

The proposal involves the replacement of a non-original part-glazed panelled door to the front elevation at basement level with a similar part-glazed timber panelled door. The simple design of the door is considered to be in keeping with the character of the property.

As the internal 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 for the duration of the construction works due to the temporary and reversible nature of the installation.

A condition of this consent requires that, on completion of the HS2 construction works, the temporary secondary glazing including the fixed glazing panels 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.

- 2 It is considered that the proposed works will have minimal visual impact and will be 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, but no responses were received. The Camden Town CAAC was consulted and responded on 31/01/2020 and raised no objections. Camden's Environmental Health was also consulted and responded on 13/02/2020 and raised no objections, stating "Collectively, these measures are expected to mitigate noise levels created by construction of the HS2 railway and provide the required level of ventilation".

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 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.

- 6 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.
- 7 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.

- 8 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).

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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer