

Application ref: 2019/6018/L  
Contact: Anna Foreshew  
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Date: 6 April 2020

**Development Management**  
Regeneration and Planning  
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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:

**54 Mornington Terrace**  
**London**  
**NW1 7RT**

Proposal:

Installation of temporary internal secondary glazing to four windows to the front of the building and mechanical ventilation units for noise mitigation works during construction of the HS2 railway at Euston.

Drawing Nos: Site Location Plan; WPI P066 NI - 54 MT-EX-BS-J-01 Rev 1.0; WPI P066 NI - 54 MT-PR-BS-J-01.1 Rev 1.0; WPI P066 NI - 54 MT-PR-BS-J-01.2 Rev 1.0; WPI P066 NI - 54 MT-EX-GF-J-02 Rev 1.0; WPI P066 NI - 54 MT-PR-GF-J-02.1 Rev 1.0; WPI P066 NI - 54 MT-PR-GF-J-02.2 Rev 1.0; WPI P066 NI - 54 MT-EX-FF-J-03 Rev 1.0; WPI P066 NI - 54 MT-PR-FF-J-03.1 Rev 1.0; WPI P066 NI - 54 MT-PR-FF-J-03.2 Rev 1.0; WPI P066 NI - 54 MT-EX-SF-J-04 Rev 1.0; WPI P066 NI - 54 MT-PR-SF-J-04.1 Rev 1.0; WPI P066 NI - 54 MT-PR-SF-J-04.2 Rev 1.0; External Elevations Photo Montage; Specification Sheet for Cast Iron Air Brick; Sonair Ventilation Unit Mounting Detailed Drawing; Sonair Ventilation Unit Specification; HS2 Submission Statement; 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 - 54 MT-EX-BS-J-01 Rev 1.0; WPI P066 NI - 54 MT-PR-BS-J-01.1 Rev 1.0; WPI P066 NI - 54 MT-PR-BS-J-01.2 Rev 1.0; WPI P066 NI - 54 MT-EX-GF-J-02 Rev 1.0; WPI P066 NI - 54 MT-PR-GF-J-02.1 Rev 1.0; WPI P066 NI - 54 MT-PR-GF-J-02.2 Rev 1.0; WPI P066 NI - 54 MT-EX-FF-J-03 Rev 1.0; WPI P066 NI - 54 MT-PR-FF-J-03.1 Rev 1.0; WPI P066 NI - 54 MT-PR-FF-J-03.2 Rev 1.0; WPI P066 NI - 54 MT-EX-SF-J-04 Rev 1.0; WPI P066 NI - 54 MT-PR-SF-J-04.1 Rev 1.0; WPI P066 NI - 54 MT-PR-SF-J-04.2 Rev 1.0; External Elevations Photo Montage; Specification Sheet for Cast Iron Air Brick; Sonair Ventilation Unit Mounting Detailed Drawing; Sonair Ventilation Unit Specification; HS2 Submission Statement; 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 external metal grilles serving the ventilation unit shall have their outer faces fitted flush with the external wall finish. They shall be finished in black to blend in with adjacent brickwork or painted to match the colour of adjacent stuccowork, as applicable.

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.

- 5 Detailed drawings, or as appropriate in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

(a) A fully annotated front elevation drawing showing the exact location, and dimensions of all new ventilation grilles at ground and upper floor levels at a scale of 1:50.

(b) Details of the framing of the proposed internal secondary glazing to the sash window at front basement level, including details of the lower cill cloaking to show how it meets noise attenuation standards.

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.

- 6 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 is for the installation of temporary internal secondary glazing to four windows to the front façade and four mechanical input ventilation fan units for noise mitigation works during the construction of the HS2 railway at Euston.

The application site is a grade II listed building dating from the mid-19th century, and located in the Camden Town Conservation Area. The property is one half of a pair of semi-detached houses (Nos.53 and 54 Mornington Terrace) built in a late Georgian neo-classical Italianate style. The application affects No.54 Mornington Terrace, which is a single family dwelling house.

The affected windows are at the front of the property, which faces 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 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 6.8mm laminated glass for acoustic attenuation.

Background ventilation will be incorporated into the secondary glazing installation wherever possible. A slot ventilator will be installed into the timber sub-frame of the secondary glazing units to provide background ventilation. 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.

This application includes Slimline internal secondary glazing units. This solution involves fixing a thinner secondary glazing frame within the depth of the existing staff bead and therefore allows shutters to remain operable. The resident has been made aware of the reduced gap between the existing and secondary glazing and the reduction this may have on the noise attenuating performance of the secondary glazing. The resident has been made aware that where a slim profile solution is to be installed, trickle vents will not be provided.

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.

The proposals include on each floor the installation of mechanical input ventilation. The units will be electrically-powered with push button controls to control the volume of air within the room interiors, with ventilation rates adjustable from 28-225 cubic metres/hour. The units will each require a 106mm hole to be drilled through the external brick wall. Cut lines will be confined to bedding joints where possible to minimise impact to the fabric of the wall and to facilitate re-insertion of bricks after the unit is removed. As few bricks as possible will be carefully removed from the wall to allow insertion of a plain metal grille fitted flush with the external wall, which will conceal the duct from the fan unit. In order to minimise visual impact, the external grilles will be simply detailed with a paint finish to complement the existing external wall colour, employing black against brickwork and a pale shade to match the existing stucco paint finish.

- 2 A condition of this consent requires that, on completion of the HS2 construction works, the secondary glazing and mechanical ventilation 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, the opening will be repaired using reclaimed London stock brick to match the existing and rendered to match the adjacent historic stucco finish, and the internal plaster finish will be reinstated and made good, using materials and techniques to match the existing.

It is considered that the proposed internal secondary glazing works and mechanical ventilation 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 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. The Camden Town CAAC was consulted and responded on 31/01/2020 with a comment that the

basement window framing at the cill may not provide adequate noise reduction. A condition has been attached to this consent to address this. 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.
- 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.

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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer