

Application ref: 2021/1014/L
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Date: 11 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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www.camden.gov.uk/planning

**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 E
14 Mornington Crescent
London
NW1 7RG**

Proposal:

Installation of temporary internal secondary glazing to one window and one mechanical ventilation unit at third floor level to the rear of the building for noise mitigation works during construction of the HS2 railway.

Drawing Nos: 1EW02-CSJ-GI-MAP-SS01-000009; WPI P066 NI - 14E MC-EX-TF-J-05 Rev 1.0; WPI P066 NI - 14E MC-PR-TF-J-05.1 Rev 1.0; WPI P066 NI - 14E MC-PR-BS-J-01.2 Rev 1.0; WPI P066 NI - 14E MC-EX-EL-03 Rev 1.0; Sonair Acoustic (sound attenuating) filtered air supply units; SONAIR MOUNTING DETAIL; Brink roof cowl detail (Unnumbered specification); Design Statement, Heritage Statement and Statement of Justification 14 Mornington Crescent, Flat E (Third floor) London
Revision: P01;

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:

1EW02-CSJ-GI-MAP-SS01-000009; WPI P066 NI - 14E MC-EX-TF-J-05 Rev 1.0; WPI P066 NI - 14E MC-PR-TF-J-05.1 Rev 1.0; WPI P066 NI - 14E MC-PR-BS-J-01.2 Rev 1.0; WPI P066 NI - 14E MC-EX-EL-03 Rev 1.0; Sonair Acoustic (sound attenuating) filtered air supply units; SONAIR MOUNTING DETAIL; Brink roof cowl detail (Unnumbered specification); Design Statement, Heritage Statement and Statement of Justification 14 Mornington Crescent, Flat E (Third floor) London Revision: P01;

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 mechanical ventilation unit and external roof cowl hereby approved are for a temporary period only and shall be removed from the property, and the affected historic fabric reinstated to its pre-installation condition and made good using sensitive repair techniques using materials and techniques to match the existing building, 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 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).
- 2 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.

- 3 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.
- 4 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.
- 5 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.

- 6 Reasons for granting listed building consent.

This application seeks consent for the installation of internal secondary glazing to one window and a mechanical ventilation unit at third floor level for temporary noise mitigation during construction of the HS2 railway.

The application site is a grade II listed mid-terrace townhouse located in Camden Town Conservation Area. It dates from 1821-32 and is part of a symmetrical four storey terrace of twelve houses. The rear of the properties are constructed from stock brick with the third floor being a slate clad mansard roof.

Secondary glazing is proposed to be added to the rear of the building at third floor level. It will be set back by 100mm to provide sufficient gap to the primary window to ensure the best noise insulation properties. The glazing will be fitted to a new timber frame and cill mounted to the window opening.

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.

There is limited historical or architectural value to the existing window which is a modern replacement. Internally it will be fitted to the existing modern timber window reveal. The proposed internal secondary glazing works will have minimal visual impact causing no harm to the special interest of the grade II listed building.

The proposals include input ventilation by means of the installation of a mechanical input fan unit specified as the Sonair F+ device (manufactured by Titan or similar). The units will be electrically-powered with push button controls to control the volume of air within the room interior, with ventilation rates adjustable from 28-225 cubic metres/hour.

The unit will vent out through the rear elevation of the mansard roof with only a roof cowl being visible. The cowl will project slightly out from the roof slope but will be coloured to match the slate as closely as possible. It will only be visible in views from Clarkson Row from street level and will therefore have a minimal visual impact which will cause only a minimal amount of harm. Therefore a condition of this consent requires that, on completion of the HS2 construction works, the 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. All the components of the ventilation unit, both internal and external, will be removed, the opening will be repaired and roof slates will be put back to match the existing, Internal plaster finishes will be reinstated and made good, using materials and techniques to match the existing.

The proposed mechanical ventilation will cause less than substantial harm (para 196 of the NPPF) to the special interest of the listed building. This level of harm has been reduced to the minimum possible and the works will be removed when no longer required. Great weight is given the special interest of the listed building but this is balanced with the public benefit of keeping the building occupied and in residential use (its optimal viable use) during lengthy HS2 construction works. In this case the public benefits of the scheme outweigh the limited amount of reversible harm which is proposed and therefore it is recommended that the application is approved.

Public consultation was undertaken for this application. Camden Town CAAC was also notified of the application and responded with no objection to the proposal.

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 2021 and the National Planning Policy Framework 2019.

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 printed name and title.

Daniel Pope
Chief Planning Officer