

Application ref: 2021/1723/L
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Date: 3 June 2021

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

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planning@camden.gov.uk
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 B & C
261 Hampstead Road
London
NW1 3EA**

Proposal:

Installation of temporary internal secondary glazing to Nine windows and six mechanical ventilation units at the front and rear of the property at ground, first, second and third floors for noise mitigation during construction of the HS2 railway.

Drawing Nos:

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-SS01-000071; WPI P066 NI - 261B&C HsR-EX-EL-01 Rev 1.0; WPI P066 NI - 261B&C HsR-EX-EL-02 Rev 1.0; WPI P066 NI - 261B HsR-EX-GF-J-01 Rev 1.0; WPI P066 NI - 261B HsR-PR-GF-J-01.1 Rev 1.0; WPI P066 NI - 261B HsR-PR-GF-J-01.2 Rev 1.0; WPI P066 NI - 261B HsR-EX-GF-J-02 Rev 1.0; WPI P066 NI - 261B HsR-PR-GF-J-02.1 Rev 1.0; WPI P066 NI - 261B HsR-PR-GF-J-02.2 Rev 1.0; WPI P066 NI - 261B HsR-EX-GF-J-03 Rev 1.0; WPI P066 NI - 261B HsR-PR-GF-J-03.1 Rev 1.0; WPI P066 NI - 261B HsR-PR-GF-J-03.2 Rev 1.0; WPI P066 NI - 261C HsR-EX-FF-J-01 Rev 1.0; WPI P066 NI - 261C HsR-PR-FF-J-01.1 Rev 1.0; WPI P066 NI - 261C HsR-PR-FF-J-01.2 Rev 1.0; WPI P066 NI - 261C HsR-EX-SF-J-03 Rev 1.0; WPI P066 NI - 261C HsR-PR-SF-J-03.1 Rev 1.0; WPI P066 NI - 261C HsR-PR-SF-J-03.2 Rev 1.0; WPI P066 NI - 261C HsR-EX-TF-J-04 Rev 1.0; WPI P066 NI - 261C HsR-PR-TF-J-04.1 Rev 1.0; WPI P066 NI - 261C HsR-PR-TF-J-04.2 Rev 1.0; WPI P066 NI - 261C HsR-EX-TF-J-05 Rev 1.0; WPI P066 NI - 261C HsR-PR-TF-J-05.1 Rev 1.0; WPI P066 NI - 261C HsR-PR-TF-J-05.2 Rev 1.0; Brink roof sleeve specification (Unnumbered drawing); Specification Sheet - Ciab9x6-2018/2; Sonair Acoustic (sound attenuating) filtered air supply units; SONAIR MOUNTING DETAIL; External High-Rise Grille detail (Unnumbered drawing); Design Statement, Heritage Statement and Statement of Justification 261 Hampstead Road, London (Flat B & C - Ground Floor to Third Floor)
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 external metal grilles fitted to the front elevation serving the mechanical ventilation units shall have their outer faces fitted flush with the external wall finish.

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 The works 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 Reason for granting listed building consent:

This application seeks approval for the installation of temporary internal secondary glazing and mechanical ventilation units to both the front and rear elevations of the property for noise mitigation during construction of the HS2 railway.

The application site is a grade II listed building located in the Camden Town Conservation Area. The property is one of a pair of houses dating from 1830 forming the return of Mornington Terrace. It is four storeys in height with a stuccoed front façade and stock brick rear elevation.

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 subframe which is fixed to the existing wall surface or window reveal. The units will be glazed with 6.4mm laminated glass for acoustic attenuation.

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. It is accepted that, internally, there is a small amount of intervention to the historic fabric through the installation. However, the works are reversible so it is reduced to the minimum necessary and is outweighed by public benefit of keeping the building in use.

The proposals include input ventilation by means of the installation just above floor level of a mechanical input fan unit specified as the Sonair F+ device (manufactured by Titan or similar) at ground floor level. 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.

A 106mm hole is 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 cast iron grille measuring 228 x 153mm 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, where possible, be located discreetly below window cill

level and are lined up vertically. This will give them a more ordered appearance. On the front elevation the grille will be fitted flush to the front façade and coloured to match the stucco. On the rear elevation 100mm diameter flues will slightly project from the façade but these will be largely invisible from the surrounding area and will be coloured to be sympathetic to the brickwork.

- 7 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 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 secondary and mechanical ventilation units 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 by means of a press notice and a site notice, but no responses were received. Camden Town CAAC was also consulted and raised no objection to the proposals.

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 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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer