

Application ref: 2021/2802/L  
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Date: 30 July 2021

**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:  
**26 Park Village East**  
**London**  
**NW1 7PZ**

Proposal:

Installation of temporary internal secondary glazing to eight windows and six mechanical ventilation unit at the basement, ground floor, first floor and second floor levels of the building for noise mitigation works during construction of the HS2 railway.

Drawing Nos: 1EW02-CSJ-GI-MAP-SS01-000028; WPI P066 NI - 26 PVE-EX-BS-J-01 Rev 1; WPI P066 NI - 26 PVE-PR-BS-J-01.1 Rev 1; WPI P066 NI - 26 PVE-PR-BS-J-01.2 Rev 1; WPI P066 NI - 26 PVE-EX-BS-J-02 Rev 1; WPI P066 NI - 26 PVE-PR-BS-J-02.1 Rev 1; WPI P066 NI - 26 PVE-EX-BS-J-03 Rev 1; WPI P066 NI - 26 PVE-PR-BS-J-03.1 Rev 1; WPI P066 NI - 26 PVE-PR-BS-J-03.2 Rev 1; WPI P066 NI - 26 PVE-EX-GF-J-04 Rev 1; WPI P066 NI - 26 PVE-PR-GF-J-04.1 Rev 1; WPI P066 NI - 26 PVE-PR-GF-J-04.2 Rev 1; WPI P066 NI - 26 PVE-EX-GF-J-05 Rev 1; WPI P066 NI - 26 PVE-PR-GF-J-05.1 Rev 1; WPI P066 NI - 26 PVE-EX-GF-J-06 Rev 1; WPI P066 NI - 26 PVE-PR-GF-J-06.1 Rev 1; WPI P066 NI - 26 PVE-PR-GF-J-06.2 Rev 1; WPI P066 NI - 26 PVE-EX-FF-J-07 Rev 1; WPI P066 NI - 26 PVE-PR-FF-J-07.1 Rev 1; WPI P066 NI - 26 PVE-PR-FF-J-07.2 Rev 1; WPI P066 NI - 26 PVE-EX-FF-J-08 Rev 1; WPI P066 NI - 26 PVE-PR-FF-J-08.1 Rev 1; WPI P066 NI - 26 PVE-PR-FF-J-08.2 Rev 1; WPI P066 NI - 26 PVE-EX-SF-J-09 Rev 1; WPI P066 NI - 26 PVE-PR-SF-J-09.1 Rev 1; WPI P066 NI - 26 PVE-PR-SF-J-09.2 Rev 1; WPI P066 NI - 26 PVE-EX-SF-J-10 Rev 1; WPI P066 NI - 26 PVE-PR-SF-J-10.1 Rev 1; WPI P066 NI - 26 PVE-PR-SF-J-10.2 Rev 1; WPI P066 NI - 26 PVE-EX-EL-01 Rev 1; WPI P066 NI - 26 PVE-EX-EL-02 Rev

1; Sonair Acoustic (sound attenuating) filtered air supply units; SONAIR MOUNTING DETAIL; Specification Sheet - Ciab9x6-2018/2; Design Statement, Heritage Statement and Statement of Justification 26 Park Village East, Regents Park, 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-SS01-000028; WPI P066 NI - 26 PVE-EX-BS-J-01 Rev 1; WPI P066 NI - 26 PVE-PR-BS-J-01.1 Rev 1; WPI P066 NI - 26 PVE-PR-BS-J-01.2 Rev 1; WPI P066 NI - 26 PVE-EX-BS-J-02 Rev 1; WPI P066 NI - 26 PVE-PR-BS-J-02.1 Rev 1; WPI P066 NI - 26 PVE-EX-BS-J-03 Rev 1; WPI P066 NI - 26 PVE-PR-BS-J-03.1 Rev 1; WPI P066 NI - 26 PVE-PR-BS-J-03.2 Rev 1; WPI P066 NI - 26 PVE-EX-GF-J-04 Rev 1; WPI P066 NI - 26 PVE-PR-GF-J-04.1 Rev 1; WPI P066 NI - 26 PVE-PR-GF-J-04.2 Rev 1; WPI P066 NI - 26 PVE-EX-GF-J-05 Rev 1; WPI P066 NI - 26 PVE-PR-GF-J-05.1 Rev 1; WPI P066 NI - 26 PVE-EX-GF-J-06 Rev 1; WPI P066 NI - 26 PVE-PR-GF-J-06.1 Rev 1; WPI P066 NI - 26 PVE-PR-GF-J-06.2 Rev 1; WPI P066 NI - 26 PVE-EX-FF-J-07 Rev 1; WPI P066 NI - 26 PVE-PR-FF-J-07.1 Rev 1; WPI P066 NI - 26 PVE-PR-FF-J-07.2 Rev 1; WPI P066 NI - 26 PVE-EX-FF-J-08 Rev 1; WPI P066 NI - 26 PVE-PR-FF-J-08.1 Rev 1; WPI P066 NI - 26 PVE-PR-FF-J-08.2 Rev 1; WPI P066 NI - 26 PVE-EX-SF-J-09 Rev 1; WPI P066 NI - 26 PVE-PR-SF-J-09.1 Rev 1; WPI P066 NI - 26 PVE-PR-SF-J-09.2 Rev 1; WPI P066 NI - 26 PVE-EX-SF-J-10 Rev 1; WPI P066 NI - 26 PVE-PR-SF-J-10.1 Rev 1; WPI P066 NI - 26 PVE-PR-SF-J-10.2 Rev 1; WPI P066 NI - 26 PVE-EX-EL-01 Rev 1; WPI P066 NI - 26 PVE-EX-EL-02 Rev 1; Sonair Acoustic (sound attenuating) filtered air supply units; SONAIR MOUNTING DETAIL; Specification Sheet - Ciab9x6-2018/2; Design Statement, Heritage Statement and Statement of Justification 26 Park Village East, Regents Park, 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 secondary glazing and mechanical ventilation approved is 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.

- 5 The external metal grille serving the mechanical ventilation units shall have its 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.

Informative(s):

- 1 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.
- 2 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, 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.
- 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 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.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 temporary internal secondary glazing to four windows and one mechanical ventilation unit to the front elevation and internal secondary glazing to four windows and five mechanical ventilation units to the rear elevation of the property for noise mitigation during construction of the HS2 railway at Euston.

The application property is a grade II\* listed single family dwellinghouse situated on the west side of Park Village East, within the Regent's Park Conservation Area. A few metres to the east of the property is the West Coast Main Line railway cutting, which forms part of the proposed route of the High Speed 2 railway. The property is one of a picturesque series of twelve residential villas of varying styles dating from 1825-36, which were designed and laid out by John Nash and his assistants for the Commissioners of Woods, Forests and Land Revenues. The application property comprises a semi-detached two-storey house raised on a basement, with sash windows and a stuccoed finish, and set in generous grounds with a small front garden.

The proposed works are intended to meet the functional requirements of reducing noise within the residential property, whilst minimising the impact on the significance of the heritage asset and minimising inconvenience to the residents.

The secondary glazing will be manufactured with powder-coated aluminium frames and sheets of 8.8 mm laminated glass for enhanced acoustic attenuation. It will be installed onto a timber sub-frame which is fixed to the existing wall surface or window reveal using wood screws for reversibility. The existing windows will remain operable, and there will be minimal impact on historic fabric due to the reversible nature of the installation.

As the secondary glazing needs to be set back internally from the original window position (usually by between 100 and 150mm) to achieve the desired

acoustic performance and minimise noise levels from the HS2 works, externally the secondary glazing including its framing is likely to be visible when viewed obliquely. The reflective qualities of a second layer of glass will be evident, distinguishing the affected windows from others at the property which are not subject of this application. 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 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 all floor levels. 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.

It will require a 106mm hole to be drilled through the external 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 be located discreetly below cill level, close to windows and coloured to match the stucco to minimise their impact.

- 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 and stucco to match the existing. Internal plaster finishes will be reinstated and made good, using materials and techniques to match the existing.

Public consultation was undertaken for this application by means of a press notice and a site notice, whereby no responses were received. Regent's Park CAAC was consulted and raised no objection but requested a condition to ensure that the reflectivity of the glass is not a problem in external views as well as suggesting that the outer frame of the secondary glazing is coloured to minimise its visibility.

The secondary glazing units used on other properties affected by HS2 works are similar to those proposed here and have been found to have a low reflective impact. Also in this case the secondary glazing is fitted close up to the primary window (usually there is a 100mm air gap) so as a result there will only be minimal reflections. The frames themselves are coloured to match the adjoining timber which is white and will mean that it will have as minimal impact as possible. Therefore, the detail included within the application is considered

to cover the CAACs comment in this instance.

Historic England was consulted and responded with a signed and stamped letter from the National Planning Casework Unit authorising the Council to determine to the application as it sees fit.

The proposed secondary glazing and mechanical ventilation will cause less than substantial harm (para 202 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 (it's 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.

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.

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