

Application ref: 2021/5021/L
Contact: Alan Wito
Tel: 020 7974 6392
Email: Alan.Wito@camden.gov.uk
Date: 29 November 2021

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

Phone: 020 7974 4444

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:
42 Mornington Terrace
London
NW1 7RT

Proposal:

Installation of one temporary mechanical ventilation unit to the front of the property at third floor level for noise mitigation during construction of the HS2 railway.

Drawing Nos: 1EW02-CSJ-GI-MAP-SS01-000041; WPI P066 NI-42 MT-EX-EL-01 Rev 3.0; WPI P066 NI -42 MT-EX-TF-J-05 Rev 2.0; WPI P066 NI -42 MT-PR-TF-J-05.1; WPI P066 NI -42 MT-PR-TF-J-05.2 Rev 2.0; Brink roof sleeve specification; Design Statement, Heritage Statement and Statement of Justification 42 Mornington Terrace, 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-SS01-000041; WPI P066 NI-42 MT-EX-EL-01 Rev 3.0; WPI P066 NI -42 MT-EX-TF-J-05 Rev 2.0; WPI P066 NI -42 MT-PR-TF-J-05.1; WPI P066 NI -42 MT-PR-TF-J-05.2 Rev 2.0; Brink roof sleeve specification; Design Statement, Heritage Statement and Statement of Justification 42 Mornington Terrace, 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.

Informative(s):

- 1 Reasons for granting listed building consent:

This application seeks approval for the installation of one mechanical ventilation unit at third floor level to the front elevation of the property for 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. The property dates from the mid-19th century and is one of a terrace of twenty seven houses. The property comprises four floors raised on a basement. It is constructed from stock brick with a rusticated stucco ground floor. The property is two bays wide and has stucco fluted Ionic pilasters marking the division with the neighbouring properties. It has timber box sash windows, which are recessed and architraved on the upper floors. The first floor windows have console bracketed cornices and a continuous cast-iron balcony. The upper-ground floor timber panelled entrance door is punctuated by a stucco portico with pilasters carrying an entablature.

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. Whilst the mechanical ventilation will not directly reduce the impact of noise to residents it will provide background ventilation when it is too noisy to open windows.

The proposed input ventilation is 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). 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 roof and small number of roof slates removed with a roof cowl fitted to the outer roof slope. The roof cowl will be coloured to match the roof slates as closely as possible and will be shielded in public views by the existing parapet.

The proposed mechanical ventilation unit will preserve the special interest of the listed building 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 2021.

- 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 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.
- 4 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).
- 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 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) 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer