

Application ref: 2021/5529/L  
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**Development Management**  
Regeneration and Planning  
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Design Extension  
39 Nicola Close  
South Croydon  
CR2 6NA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**30 Park Village East**  
**London**  
**NW1 7PZ**

Proposal:  
Replacement of four windows to front and side elevations.  
Drawing Nos: E100; E101-REV A; E102-REV A; E103-REV A; E104-REV A; E105-REV A; FINEO glass details (2 pages, unnumbered drawings);

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:

E100; E101-REV A; E102-REV A; E103-REV A; E104-REV A; E105-REV A;

FINEO glass details (2 pages, unnumbered drawings);

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 FINEO glazing hereby approved to the front elevation sash windows is for a temporary period only and shall be removed and replaced with glass to match the rest of the sash windows on the front of the building, within 6 months of the HS2 noisy works period ending, for which they are required.

Reason: The type of glass is 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 D2 of the London Borough of 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 Reasons for granting listed building consent:

This application seeks consent for the installation of two replacement windows to the front elevation and two in the attic storey for noise mitigation during construction of the HS2 railway at Euston. Unlike other noise insulation proposals along the cutting this scheme is put forward by the home owner with funding provided by HS2.

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 as set out in the High Speed Rail (London-West Midlands) Act 2017. 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 is a two storey detached house with an attic storey, with a mixture of sash and casement windows and a stuccoed

finish, and set in generous grounds.

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. As there are working shutters behind these windows the applicant is not keen on using secondary glazing which would impede the use of these.

The proposed windows will match the existing windows except they will use FINEO vacuum insulating glass. The overall thickness of the glass is only 7.7mm and there is no obvious air gap between the panes of glass. However a series of tiny black dots which act as spacers would be apparent but only under close scrutiny.

On the front elevation two sash windows are to be replaced. Historic photographs and the Survey of London show that the windows are post war replacements, probably as a result of bomb damage that the building sustained and therefore there is no loss of historic fabric proposed.

The main impact is the appearance of the glass, especially in relation to the other windows on the façade. At first glance the windows would appear identical as the frame and glazing bar thicknesses would remain the same. As the gap between the panes of glass is so small there are no double reflections. The main difference are the fine dots which act as spacers to separate the panes of glass but these will only be visible when seen up close and against a lighter background. As such there is a limited degree of harm to the special interest of the building.

A condition of this consent has been agreed with the applicant which requires that, on completion of the HS2 construction works, the FINEO glazing to the front sash windows will be replaced with glass to match the other windows on this façade.

The two attic windows are modern casement windows which are hidden behind a parapet. Given that these windows are largely not visible and are in an area of lesser significance within the building there is no harm to the listed building.

The proposed glazing to the front elevation sash windows 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 acoustic glass will be removed when no longer required. Great weight is given to 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.

- 3 Historic England was consulted and responded with a signed and stamped

letter from the National Planning Casework Unit on authorising the Council to determine to the application as it sees fit. Regent's Park CAAC was also notified of the application and whilst they initially objected to the proposal they withdrew the objection once they had inspected a sample of the glass.

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.

- 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, 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 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).
- 6 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.
- 7 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)

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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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer