

Delegated Report		Expiry Date:	27/05/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Rockefeller Buildings 21 University Sreet London WC1E 6DE		i) 2014/0898/P ii) 2014/3337/L			
Proposal(s)					
i) Replacement of window with access door at 2nd floor level and additional plant with acoustic screen to roof of second floor, and building services plant to fifth and sixth floor ii) Minor internal alterations to 2nd and 3rd floor room numbers: 222-224, 226-227, 302, 304, 313, 320, 323, replacement of window with access door at 2nd floor level and associated building services plant on roof of second, fifth and sixth floor.					
Recommendation(s):		Grant planning permission Grant listed building consent			
Application Type:		i) Planning permission ii) Listed building consent			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	22/5/14	12/6/14	Site notice	23/5/14	13/6/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	n/a	-	-	-	-
Consultation responses (including CAACs):	No responses received.				
Site Description					
The application site is a multi-storey 1907 classical building with some late 20C rear and rooftop additions. It is in use as an education building and is part of UCL Medical School. It was listed grade II in 1990 and is within the Bloomsbury CA.					
Relevant History					
No relevant planning history.					

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

DP28 (Noise and Vibration)

Camden Planning Guidance

Bloomsbury Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

Proposal: Permission is sought for the following:

- Internal alterations to 2nd and 3rd floor rooms: 222, 223, 224, 226, 227, 302, 304, 313, 320, 322, 323 consisting of new partitions / suspended ceilings
- 2 condenser units to the 5th floor
- Extract fan to 6th floor roof plant area
- Air handling unit to 2nd floor roof level with associated acoustic screen
- Replacement of window with door at 2nd floor level (to provide maintenance access)

Assessment:

Impact on listed building and wider area

The building in question forms part of the grade II listed University College Hospital Medical School. However the areas affected by the proposed works, particularly the interior, do not form part of the area of significance. The rooms are standard mid-20th Century office fit out with lightweight partition walls and suspended ceiling. Many rooms already contain a/c units and services.

In this regard the installation of additional services and partitions will not harm the areas of the buildings significance. The exterior plant will be located alongside existing plant at the rear of the host property and will not be visible from the public realm. The acoustic screen and the ductwork will be finished in a light grey to minimise the visual impact on the rear of the building.

Amenity

The applicant has provided a noise report. The nearest noise sensitive window is the halls of residence located on Gower Street, adjacent to the Rockefeller Building, some 20m away from the proposed plant location. The lowest measured background noise level was 56 dB (LA90). The Council's threshold for noise is set out in Development Policy 28 Noise and Vibration: *Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation.* An acoustic screen of solid impetite material will screen the air-handling unit at 2nd floor roof level. The noise report indicates that the combined noise from the plant (taking into account the noise attenuation from the plant screen) would be 47dB (A) at the nearest noise sensitive window. This meets the Council's criteria. A condition will be included to ensure that noise levels will not harm neighbouring amenity and that the acoustic screen will be installed in accordance with the details set out in noise report.

Recommendation: Grant planning permission and listed building consent

