

Application ref: 2018/4242/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 17 December 2018

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

Burwell Deakins Architects
Unit 0.01, California Building
Deals Gateway
London
SE13 7SF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Rockefeller Building
21 University Street
London
WC1E 6DE

Proposal:

Erection of plant equipment at roof level and within rear courtyard on an external multi-storey deck; replacement of metal fire escape stairwell to the rear lightwell.

Drawing Nos: Location Plan 789_PL_001; Proposed Site Plan 789_PL_002;

Existing drawings: Basement 789_PL_010, Ground 789_PL_011, First 789_PL_012, Second 789_PL_013, Third 789_PL_014, Fourth 789_PL_015, Fifth 789_PL_016, Sixth 789_PL_017, Roof 789_PL_018, Elevation1&2 789_PL_060, Elevation3&4 789_PL_061, Plant Deck 789_PL_062; Sections 789_PL_081; Street Sections 789_PL_080;

Demolition plans: Ground 789_PL_021, First 789_PL_022, Second 789_PL_023A, Third 789_PL_024, Fourth 789_PL_025A, Fifth 789_PL_026A, Plant 789_PL_028;

Proposed drawings: Basement 789_PL_030, Ground 789_PL_031, First 789_PL_032A, Second 789_PL_033A, Third 789_PL_034, Fourth 789_PL_035A, Fifth 789_PL_036, Sixth 789_PL_037, Roof 789_PL_038; Elevation1&2 789_PL_070, Elevation3&4 789_PL_071, Plant Deck 789_PL_072, Escape Stair C 789_PL_073;

Street Sections 789_PL_090; Sections 789_PL_091; Medical School Drainage Plan 789_PL_095; Environmental Noise Report by Sound Space Vision 25/07/2018;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and supporting information :

Location Plan 789_PL_001; Proposed Site Plan 789_PL_002;

Existing drawings: Basement 789_PL_010, Ground 789_PL_011, First 789_PL_012, Second 789_PL_013, Third 789_PL_014, Fourth 789_PL_015, Fifth 789_PL_016, Sixth 789_PL_017, Roof 789_PL_018, Elevation1&2 789_PL_060, Elevation3&4 789_PL_061, Plant Deck 789_PL_062; Sections 789_PL_081; Street Sections 789_PL_080;

Demolition plans: Ground 789_PL_021, First 789_PL_022, Second 789_PL_023A, Third 789_PL_024, Fourth 789_PL_025A, Fifth 789_PL_026A, Plant 789_PL_028;

Proposed drawings: Basement 789_PL_030, Ground 789_PL_031, First 789_PL_032A, Second 789_PL_033A, Third 789_PL_034, Fourth 789_PL_035A, Fifth 789_PL_036, Sixth 789_PL_037, Roof 789_PL_038; Elevation1&2 789_PL_070, Elevation3&4 789_PL_071, Plant Deck 789_PL_072, Escape Stair C 789_PL_073; Street Sections 789_PL_090; Sections 789_PL_091; Medical School Drainage Plan 789_PL_095; Environmental Noise Report by Sound Space Vision 25/07/2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Notwithstanding the details shown on the proposed plan and elevation drawings hereby approved, nothing in this consent grants permission for the height or extent of the rooftop plant screens indicated on the drawings hereby

approved.

Prior to first installation of plant equipment details shall be submitted to and approved in writing by the local planning authority as follows:

- a. Rooftop plant: details shall be provided of the equipment and any associated noise mitigation measures. Where such measures include the need for acoustic screens, full details shall be submitted for approval including height, materials and manufacturers specification and location of the screen.
- b. Rear deck plant: details shall be provided of the equipment and any associated noise mitigation measures.

In all cases the details shall be accompanied by an acoustic report which demonstrates how the plant and any required mitigation would achieve the noise standards set out in condition 5.

Prior to first use of the relevant plant equipment, all mitigation measures and recommendations of the acoustic report shall be installed and thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the noise amenities of the premises and the area generally and to protect the character and appearance of the host building and the conservation area, in accordance with the requirements of policies G1, A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission (I/II)

The proposals aim to refurbish UCL's Medical School building, which is required for the relocation of the Eastman Dental Institute into the building and the relocation within the building of existing occupiers. This includes replanning existing layouts to improve the use of space in order to support the growth of the student population and creating improved learning space. The refurbishment works do not include the whole of the building. No increase to the building's floor area is proposed. New plant equipment is proposed to the rear on decks and on the roofs. The proposals were amended during the

assessment to reduce the extent of internal works.

The external works propose the replacement of existing rear fire stair from ground floor to roof level. They also include the need to accommodate new plant equipment. The majority would be sited on the rooftop but a new multi-level plant deck would also be added within the rear lightwell. The submitted noise report includes the result of an environmental noise survey. The nearest sensitive receptors to the rear plant desk are windows within the host building however the rear windows of the medical students accommodation in Arthur Tattersall House (119-131 Gower Street) are the closest external sensitive receptors, at 10m away. The rooftop plant location is not within line of sight of any residential properties, but faces the upper floor of the Macmillan Cancer Centre on Huntley Street. Although the plant has not yet been specified, the noise report establishes existing noise levels which can be used to undertake a noise impact assessment of the proposed plant once the final locations and plant items are defined. It is considered that as the background noise levels are relatively high it should be possible to achieve the required levels and preserve local amenity. A condition would be added securing details of the final plant and mitigation measures to ensure that the Council's noise conditions are met.

The plant decks to be fitted within the rear lightwell/perimeter of the building would not be visible from anywhere within the public realm.

2 Reasons for granting permission II/II

The rooftop plant would be accompanied by a plant screen along the north, west and east elevations, to provide visual and acoustic screening. The easterly approach along University Street presents a potential view of the rooftop screen, however the screen would be set back 5.5m from the north parapet and inset behind the existing rooftop balustrade in order to minimise its visibility from the public realm. Similarly the screen on the Gower Street / University Street corner would be set back to ensure low risk of visibility in southerly approaches along Gower Street. The existing rooftop already has extensive plant in position, with none of it evident from street level. No evidence has been provided of the height/bulk/appearance of the proposed plant equipment and the final height and position of the screen are key factors in determining its future visibility. Therefore it is considered that the presence of the proposed screen is predominantly justified by the potential need for acoustic mitigation. Notwithstanding the indicated screen position on the proposed plans it is considered appropriate and necessary to secure further details of the final screen position and height, alongside the required plant details, in order to ensure that it performs the necessary acoustic mitigation but is designed to have the minimum dimensions necessary to achieve it.

The addition of the plant and associated screening do not raise any significant concerns about impact on neighbouring amenity by way of loss of daylight/sunlight or impact on outlook. Subject to conditions, the proposals would protect local amenity, in accordance with policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest

which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Overall the proposals would preserve the character and appearance of the conservation area, the special historic and architectural interest of the listed building and is in accordance with policies D1 and D2 of the Camden Local Plan 2017 and the urban design and University Street character area principles of the Fitzrovia Area Action Plan.

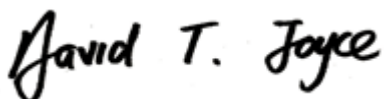
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning