

Application ref: 2018/4243/L
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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Rockefeller Building
21 University Street
London
WC1E 6DE

Proposal:

Re-configuration of internal spaces, replacement and upgrade of services within risers and concealed ceilings with associated works to corridor spaces; additional plant at roof level and within the rear courtyard on multi-storey deck; replacement of existing 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.

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:

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.

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 works hereby approved are only those specifically indicated on the drawings and approved documents referred to above and do not include the

removal of, or intervention in, any historic finishes (including but not limited to tiles, plaster work, joinery or architectural details) which are uncovered during the course of the works and which are not identified in the drawings and documents hereby approved.

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.

5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a. Details of the new service runs clearly indicating how they are to be incorporated into the historic fabric.

b. Details of any new suspended ceilings to include sections, clearly indicating junctions with historic fabric.

c. Details of all new joinery, to include but not limited to doors and associated architraves, skirting and handrails.

d. Details/method statement of any upgrading of doors and associated joinery, cupboards for fire safety.

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.

6 Prior to the commencement of the relevant works, a detailed method statement for the salvage, retention and re-use or disposal of historic joinery and fireplaces to the fourth floor nurses wing shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works, including reinstatement where identified, shall not be carried out otherwise than in accordance with the method statement thus approved.

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 :

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 re-planning 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, the addition of plant and associated screening to rooftop and the addition of a new plant deck to the rear of the building at levels 1-4. In general these proposals have been designed to minimise their visibility from the public realm and the principle of their addition is acceptable. A condition has been added to the planning decision requiring further details of the rooftop screening for the plant, in order to ensure that its dimensions are the minimum necessary to achieve any necessary acoustic mitigation.

Internally the works involve the re-configuration of internal spaces to provide facilities for new occupiers, at levels: ground to 4th floors. Initial proposals involving the fourth floor in the Nurses Wing, where the interiors are of high significance to the importance of the building, have been amended to ensure that the historic joinery would be retained. This is welcomed.

A condition would be added to secure further details of new service runs, risers and suspended ceilings and new joinery. A method statement would also be secured for the salvage, retention and re-use of any joinery and fireplaces to be removed from the fourth floor.

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.

Overall, although there is some loss of historic/architectural significance this has been balanced against the public benefit of the building's refurbishment and continued use and any harm caused is considered to be outweighed by the benefits of the proposals. The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 3 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.

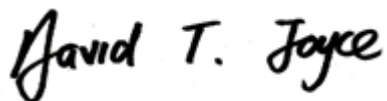
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning