

Application ref: 2020/0695/P
Contact: Laura Hazelton
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Development Management
Regeneration and Planning
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Deloitte Real Estate
1 New Street Square
London
EC4A 3HQ

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 a plant enclosure on the roof and a solid acoustic screening and associated works at the edge of the roof.

Drawing Nos: 880_PL_001, 880_PL_002, 880_PL_018, 880_PL_038 rev A,
880_PL_060, 880_PL_061, 880_PL_070, 880_PL_071, 880_PL_090 rev A,
880_PL_720, Noise impact of compressed air plant dated 31 January 2020, Cover
letter dated 12 February 2020, and Design document dated 13th January 2020.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 880_PL_001, 880_PL_002, 880_PL_018, 880_PL_038 rev A, 880_PL_060, 880_PL_061, 880_PL_070, 880_PL_071, 880_PL_090 rev A, 880_PL_720, Noise impact of compressed air plant dated 31 January 2020, Cover letter dated 12 February 2020, and Design document dated 13th January 2020.

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

- 3 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 and Principle 9 of the Fitzrovia Area Action Plan 2014.

- 4 Before the use commences, the plant shall be provided with acoustic isolation and sound attenuation measures in accordance with the scheme hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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.

The proposals involve the erection of a new compressed air plant enclosure at roof level. The new plant requires the relocation of 10 existing VFR units, the toilet extractor fan, an existing dry cooler unit and associated duct and service runs which would be relocated amongst the existing roof plant and set back from the edge of the building to limit their visual impact. The new enclosure would house two new tanks and two new VFR units and would be located on the lower rear roof to serve internal air handling units in the plant room below.

The plant enclosure would measure a maximum height of 3.5m from the existing roof level, and would be finished in a single ply membrane in a dark grey colour to match the colour of the metal standing seam roof. The enclosure would not be visible at the Gower Street and University Street junction, but would become more visible further north along Gower Street. The enclosure would be visible close to the entrance of the Wilkins Building on Gower Street, but would again be blocked from view by the Cruciform Building as one moved further

north. Although there would be limited views of the enclosure, the use of a matching colour to the existing roof is considered to minimise visual impact and help the structure blend in to the existing roofscape. Given the size of the existing building, the setback from the front elevation, the recessive appearance of the enclosure which would only be visible in limited views, and its location within an existing area of plant, the development is considered to preserve the appearance of the host listed building and this part of the Bloomsbury Conservation Area.

Additional acoustic screening is proposed along the edge of the roof adjacent to the internal courtyard to further control noise from the rooftop plant. The screen would measure 2.05m tall and, due to its location to the rear of the roof, would not be visible from street level.

The proposed development is a result of the relocation of the Eastman Dental Institute into the Rockefeller Building, allowing the institute to improve its service delivery and invest in cutting edge research and teaching equipment. The applicants have considered a number of locations on the roof in seeking to achieve the least visually obtrusive location. The plant that already exists is already visually obtrusive but the additional changes that are now proposed are not considered to make the position any worse. Indeed the powder coated enclosure may help to disguise the plant installations. They would not cause harm to the historic or architectural significance of the building. The works would enhance the quality of the internal teaching spaces and research facilities and are therefore conducive to securing the optimal use of the building.

Due to the location and nature of the proposals and the limited external works, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy. A noise impact assessment has been submitted and assessed by the Council's Environmental Health Officer who has confirmed the new plant would comply with Camden's noise standards subject to the attached conditions and the installation of the mitigation measures proposed.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

- 2 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 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.

As such, the proposed development is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017 and the Fitzrovia Area Action Plan 2014. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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 London Borough of Camden 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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 2019.

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