

Application ref: 2020/0823/L
Contact: Laura Hazelton
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Deloitte Real Estate
1 New Street Square
London
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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:

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 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: 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: 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 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.

Informative(s):

- 1 Reason for granting listed building consent-

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.

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.

No objections were received prior to the determination of this application.

The site's planning history has been taken into account prior to making 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 2013.

As such, the proposed development 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 2019.

- 2 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.

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

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

Daniel Pope
Chief Planning Officer