

Application ref: 2021/4710/P  
Contact: Laura Dorbeck  
Tel: 020 7974 1017  
Email: [Laura.Dorbeck@camden.gov.uk](mailto:Laura.Dorbeck@camden.gov.uk)  
Date: 22 December 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Burwell 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 a plant enclosure on the roof facing Huntley Street.

Drawing Nos: 880A\_PL\_001, 880A\_PL\_010, 880A\_PL\_020, 880A\_PL\_021,  
880A\_PL\_030, 880A\_PL\_031, 880A\_PL\_032, 880A\_PL\_033, 880A\_PL\_040,  
880A\_PL\_050, Design and Access Statement dated 27 August 2021, letter dated 7th  
December.

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:

880A\_PL\_001, 880A\_PL\_010, 880A\_PL\_020, 880A\_PL\_021, 880A\_PL\_030, 880A\_PL\_031, 880A\_PL\_032, 880A\_PL\_033, 880A\_PL\_040, 880A\_PL\_050.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the first use of any plant, full details of all plant including manufacturer's specifications, noise levels and attenuation, and maintenance details shall be submitted to and approved by the Local Planning Authority in writing. The details shall demonstrate that 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).

The use shall not proceed other than in complete accordance with the details as approved. All such measures shall 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

Following the relocation of the Eastman Dental Institution into the Rockefeller Building, permission is now sought to upgrade the specification of the clinical teaching equipment. The upgrade requires an increase in the volume of compressed air plant. Alternative locations have been considered including to the rear of the building and other locations at roof level, and the proposed location was considered the most appropriate as it would not be visible from the surrounding streetscape. A townscape analysis has been provided including 3D views which demonstrate that the proposed plant room would not be visible within key views along University Street and Huntley Street.

Due to load constraints on the existing roof structure, a lightweight solution is required for the new enclosure. Insulated SIP panels would be clad in a single ply membrane in a dark grey colour which would be similar in appearance to a

recently approved enclosure on the Gower Street side of the building (approved under refs: 2020/0695/P & 2020/0823/L). The enclosure would be discreet in size and would not exceed 3.5m high.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the significance of the listed building which derives principally from the building's historic and architectural interest. These qualities would not be impacted by the works. The development would enhance the quality of the internal teaching spaces and research facilities and are therefore conducive to securing the optimal use of the building. Likewise, the development would preserve the character and appearance of the Bloomsbury Conservation Area.

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. Full details of the proposed plant demonstrating compliance with Camden's noise standards shall be secured by condition.

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.

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 and the character and appearance of the conservation area, under sections 66 and 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 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

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