

Application ref: 2021/5433/L
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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 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 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: 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: 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.

Informative(s):

- 1 Reasons for granting listed building consent.

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.

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 2021 and the National Planning Policy Framework 2021.


- 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 2021.

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