

Planning & Building Control
London Borough of Tower Hamlets
Mulberry Place
5 Clove Crescent
London
E14 2BG

8th January 2021

Dear Sir/Madam,

INTERNATIONAL HOUSE, 1 ST KATHARINES WAY, E1W 1AY

APPLICATION FOR FULL PLANNING PERMISSION FOR PLANT AT ROOF LEVEL

PP-09393503

On behalf of our client, MPG St Katharine, please find enclosed an application for full planning permission for the installation of two condenser units at roof level.

The application seeks full planning permission for the following development description:

“Installation of two condenser units at the north-east corner at roof level”

Site and Surrounding Area

The surrounding St Katharine Docks area is mixed use in character, including office buildings, apartment blocks and a hotel. The Grade II listed Ivory House, which has been converted into residential use on the upper floors and a mix of retail uses on the ground, lies to the east across the West Dock. International House is not statutorily or locally listed, however it is within the Tower of London Conservation Area.

Planning History

Relevant planning applications at the site are outlined below:

- **PA/19/02053/NC** – Installation of new condensers at roof level to serve supplementary cooling at first floor level (Approved November 2019).
- **PA/18/01446/NC** – Installation of five condenser units within a plant deck at roof level, behind the roof parapet to the west elevation of the building (Approved July 2018).
- **PA/17/02015/NC** – Installation of five condenser units to be located at roof level of the building (Approved September 2017).
- **PA/16/01308/NC** - Installation of 12 condenser units on the north-east corner at roof level (Approved July 2016).

Proposals and planning assessment

The application site comprises the roof space on the eastern facing roof terrace where existing condenser units are located.

Acoustics

LBTH Local Plan Policy D.DH8 (Amenity) that development proposals need to protect the amenity of existing buildings. To ensure the proposed condenser units will not have any noise amenity impacts on surrounding uses, in particular the neighbouring hotel, a noise assessment survey has been submitted with the application. The assessment confirm that the proposed units will not result in any unacceptable noise impacts on surrounding sensitive uses.

Summary

The application has been submitted via the planning portal (ref: PP-09393503) and comprises the follow supporting information:

- Completed full planning application form;
- Completed CIL Form (prepared by CBRE);
- Design & Access Statement (including technical details of the condenser units) (prepared by JRA);
- Noise Impact Assessment (prepared by JRA);
- The following drawings have been submitted with the application (prepared by JRA):
 - Site Location Plan ('1893-JRA-00-ZZ-DR-A-0000_S2-P01');
 - Existing and Proposed Roof Plan ('1893-JRA-00-ZZ-DR-A-0100_S2-P01'); and,
 - Roof Sectional and Elevation drawings ('1893-JRA-00-ZZ-DR-A-0150_S2-P01').

The planning application fee of £234 (plus £25 administration fee) will be paid separately via BACS transfer once the application is submitted.

We trust you have all of the necessary information to validate this application, but if you do have any queries or require anything further please do not hesitate to contact me or my colleague Laura Elias (laura.elias@cbre.com).

Yours sincerely,

ANDY TUOHY
ASSISTANT PLANNER
CBRE LTD