

DP4826/RW/ZS

12<sup>th</sup> June 2023

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**FAO: CHARLOTTE MEYNELL**

Dear Charlotte,

**18 VINE HILL & 15 – 29 EYRE STREET HILL, LONDON EC1R 5DZ**

**RE-SUBMISSION OF DETAILS OF CONDITION 23 & 24 (ACCESSIBILITY M4(2) AND M4(3)) PURSUANT TO PLANNING PERMISSION REF. 2020/0984/P**

On behalf of our client, Clerkenwell Lifestyle (UK) Limited, please find enclosed the following information which is being submitted pursuant to Condition 23 and 24 of the above planning permission.

- Application form, duly signed and dated;
- LRW\_8060\_L(00)249\_Hotel Room Type C, prepared by LRW;
- LRW\_8060\_L(00)250\_Hotel Room Type D, prepared by LRW;
- LRW\_8060\_L(00)251\_Hotel Room Type G, prepared by LRW;
- LRW\_8060\_L(00)252\_Hotel Room Type H, prepared by LRW;
- LRW\_8060\_L(00)253\_Hotel Room Type I, prepared by LRW;
- LRW\_8060\_L(00)246\_Residential Apartment Type A, prepared by LRW;
- LRW\_8060\_L(00)247\_Residential Apartment Type B, prepared by LRW;
- LRW\_8060\_L(00)248\_Residential Apartment Type C&D, prepared by LRW;
- LRW\_8060\_L(00)254\_Residential Ground F1 Entrance, prepared by LRW;

A payment of £116 will be made directly to London Borough of Camden upon registration of this application.

The application has been submitted via the Planning Portal (ref. PP-12231208).

The development permitted by planning permission 2020/0984/P is as follows;

*“Variation of condition 2 (Approved Plans) of planning permission 2018/6016/P dated 02/01/2020 (for erection of an 8 storey building comprising a 153 bed hotel with ancillary ground floor restaurant/cafe facilities and 9 flats, excavation works to enlarge the lower ground floor level and create a lift pitt, following demolition of the existing rear annex and garages at 18 Vine Hill, together with refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation, landscaping and other associated works), namely alterations to the hotel to reduce height of building*



*by 900mm, amend pre-cast concrete panels to glass reinforced concrete panels, reconfigure PV panels on roof, and revise ventilation strategy for hotel rooms on Eyre Street Hill; alterations to the office building to relocate plant to 2nd floor external terrace with installation of associated plant enclosure, alter back of house layout, increase number of WCs and form new fire escape from stair core.”*

Condition 23 states:

*“Other than the unit to first floor level, the residential units shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.”*

Condition 24 states:

*“The unit located to the first floor of the residential building, as indicated on the plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.”*

The enclosed documents include details of the plans demonstrating compliance with Accessible and Building Regs Part M4 (2) and M4 (3). The plans have been shared and agreed with Camden’s Building Control team. We trust that this information is sufficient to discharge Condition 23 and 24 in full.

Should you wish to discuss any aspect of the above then please do not hesitate to contact Zoe Smythe of this office.

Yours sincerely,

**DP9 Ltd**

Enc.