

DP4826/RW/ZS

7<sup>th</sup> June 2023

Planning Department  
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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 7 (LANDSCAPING) 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 7 of the above planning permission.

- Application form, duly signed and dated;
- Planting Schedule, prepared by LRW;
- Site & Hard Landscaping Plan, prepared by LRW;
- Soft Landscaping Plan\_Hotel & Office, prepared by LRW;
- Open Space Management Plan, prepared by LRW;
- Site Plan\_Hotel & Office, 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-12218993).

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 7 states:

*“No hard and soft landscaping shall take place on the relevant part of the site until full details and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:*

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.*
- b) an open space management plan.*
- c) details of all planting to terraces and lower ground courtyard, including proposed tree.*

*The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”*

The enclosed documents include details of the proposed plant, open space management plan and detailed works to changes in levels. We trust that this information is sufficient to discharge Condition 7 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.