

Application ref: 2023/0697/P
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Date: 21 June 2023

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DP9 Limited
100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

18 Vine Hill
15-29 Eyre Street Hill
London
EC1R 5DZ

Proposal:

Remediation Validation Report required by condition 16 of planning permission 2020/0984/P dated 12/01/2021 which itself varied 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).

Drawing Nos: Remediation Validation Report (Ref. 1261_TN_230119_ValRpt, dated 10/02/2023).

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting approval:

Condition 16 requires a site investigation to be undertaken in accordance with

the approved scheme of assessment and the written results and a proposed remediation scheme to be submitted. Once the remediation strategy has been approved, a written Validation Report detailing the remediation is required to be submitted to fully discharge the condition.

Application ref. 2020/1380/P on 08/07/2020 partially discharged the remediation strategy aspect of this condition.

The Council's Land Contamination Officer has reviewed the submitted Validation Report and is satisfied that the evidence provided is sufficient to discharge Condition 16 such that no unacceptable risks remain at the site to future users of the land nor to any identified receptors.

The full impact of the proposed development has already been assessed. The details are in general accordance with policies G1, D1, A1 and DM1 of the Camden Local Plan 2017 and sufficient to fully discharge the condition.

- 2 You are reminded that conditions 7, 23, 24, 25, 29 and 32 of planning permission 2020/0984/P dated 12/01/2021 remain outstanding.

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