

DP4275/TJH/ZS

21st June 2023

Development Planning
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FAO: CHARLOTTE MEYNELL

Dear Charlotte,

18 VINE HILL & 15-29 EYRE STREET HILL, LONDON, EC1R 5DZ.

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A APPLICATION IN RESPECT OF PLANNING PERMISSION REF. 2020/0984/P

On behalf of our client, Clerkenwell Lifestyles UK Ltd (“the Applicant”), we hereby enclose an application under Section 96A of the Town and Country Planning Act 1990 to seek the Council’s confirmation that the proposed amendments to planning permission ref. 2020/0984/P (‘the Planning Permission’ – as amended) are approved as non-material.

Approved Development

The Planning Permission (ref. 2020/0984/P), granted on the 13th March 2020, approves the following development:

“Variation of condition 2(Approved Plan) of planning permission 2018/6016/P dated 02/01/2020 (for erection of an 8 storey building comprising a 153 bed hotel (Class C1) with ancillary ground floor restaurant/cafe facilities (Class A3) and 9 flats (5 x 1 bed and 4 x 3 bed) (Class C3)) namely to reduce the height of the building by 900mm, amend pre-cast concrete panels to glass reinforced concrete panels and revised ventilation strategy for hotel rooms on Eyre Street Hill.”

Proposed amendments

Revised Energy Strategy

Following the grant of the Planning Permission in March 2020, the detailed design of the development has continued to be refined and a wider nationwide change in the use of the CHP has now made this unviable. This is due to the wider ongoing decarbonization of the National Grid. Therefore, to respond to the wider government position, it is proposed that the CHP unit currently approved is replaced with Air Source Heat Pumps to provide more efficient and cleaner energy.



The proposed replacement of CHP with ASHPs will provide a betterment on the carbon emission savings on Site compared to the consented scheme.

Application Documents and Fee

This application has been submitted online via the Planning Portal (ref. PP-12231112) and comprises the following documents:

- Signed and dated application form, prepared by DP9 Ltd;
- Updated Energy Strategy Addendum, prepared by Applied Energy;

A payment of £234.00 has been paid online via the Planning Portal in relation to the requisite planning application fee.

We trust that the enclosed is sufficient for you to register and progress with the determination of the application. Please contact Richard Ward or Zoe Smythe of this office should you have any queries or require any further information.

Yours sincerely,

DP9 Ltd

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