

Application ref: 2022/5115/P
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Date: 17 July 2023

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Leach Rhodes Walker
Ground Floor West
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**18 Vine Hill
London
EC1R 5DZ**

Proposal: Amendments (changes to door and window details) 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, together with the refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation).

Drawing Nos: Proposed:

8060-L(00)08G; 8060-L(00)09F; 8060-L(00)10F; 8060-L(00)11F; 8060-L(00)12G; 8060-L(00)121C; 8060-L(00)125D; 8060-L(00)126D; 8060-L(00)127C; 8060-L(00)128C; 8060-L(00)129D; 8060-L(00)500B; Design Amendment Statement 8060_L(00)238 (prepared by Leach Rhodes Walker, dated July 2022).

Superseded:

8060-L(00)08F; 8060-L(00)09E; 8060-L(00)10E; 8060-L(00)11E; 8060-L(00)12F; 8060-L(00)121 Rev. B; 8060-L(00)125 Rev. C; 8060-L(00)126 Rev. B; 8060-L(00)127 Rev. B; 8060-L(00)128 Rev. B; 8060-L(00)129 Rev. C; 8060; 8060-L(00)500 Rev. A.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 2 of planning permission 2020/0984/P dated 12/01/2021 which varied 2018/6016/P dated 02/01/2020 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 13548-A LXX 03 001 Rev A; 13548-A LXX 03 010 Rev A; 13548-A L-1 01 099; 13548-A L00 01 100; 13548-A LM0 01 101; 13548-A L01 01 102; 13548-A LM1 01 103; 13548-A L02 01 104; 13548-A LM2 01 105; 13548-A L03 01 106; 13548-A LXX 01 201; 13548-A LXX 01 202; 13548-A LXX 01 203; 13548-A LXX 01 301; 13548-A LXX 01 302; 13548-A L-1 02 099; 13548-A L00 02 100; 13548-A LM0 02 101; 13548-A L01 02 102; 13548-A LM1 02 103; 13548-A L02 02 104; 13548-A LM2 02 105; 13548-A LXX 01 201; 13548-A LXX 01 202; 13548-A LXX 01 203; 13548-A LXX 02 301; 13548-A LXX 02 302; 8060-L(00)08G; 8060-L(00)09F; 8060-L(00)10F; 8060-L(00)11F; 8060-L(00)12G; 8060-L(00)120 Rev. B; 8060-L(00)121C; 8060-L(00)122 Rev. B; 8060-L(00)123 Rev. D; 8060-L(00)124 Rev. B; 8060-L(00)125D; 8060-L(00)126D; 8060-L(00)127C; 8060-L(00)128C; 8060-L(00)129D; 8060-L(00)220; 8060-L(00)134; 8060-L(00)500B; 8060-L(00)501 Rev. B; 8060-L(00)502 Rev. A; 8060-L(00)503 Rev. B; 8060-L(00)504 Rev. A; 8060-L(00)505 Rev. B; 8060-L(00)506 Rev. B; 8060-L(00)507 Rev. A; 8060-L(00)508 Rev. A; 8060-L(00)509 Rev. A.

Air Quality Assessment Issue 3 (prepared by Eight Associates, dated 26/08/2020); Cover Letter (prepared by DP9 Ltd, dated 17/08/2020); Design Amendment Statement 8060_L(00)214C (prepared by Leach Rhodes Walker, dated August 2020); Design Amendment Statement 8060_L(00)238 (prepared by Leach Rhodes Walker, dated July 2022); Overshadowing Assessment for Proposed PV Panel Layout Rev. 01 (prepared by Solstice Energy, dated 13/12/2019); Plant Noise Assessment Rev. 01 (prepared by Scotch Partners LLP, dated 10/07/2020); Sun Path Analysis Image of Overshadowing to Proposed PV Panels - April 10am; Sun Path Analysis Image of Overshadowing to Proposed PV Panels - August 10am; Sun Path Analysis Image of Overshadowing to Proposed PV Panels - December 10.45am; Sun Path Analysis Image of Overshadowing to Proposed PV Panels - February 10.30am; Sun Path Analysis Image of Overshadowing to Proposed PV Panels - June 10am; Sun Path Analysis Image of Overshadowing to Proposed PV Panels - October 10.30am; SunPower Maxeon 3 400W PV Solar Panel Technical Specification Details.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would alter the fenestration details of the glazing transoms and door heads to glazed external doors to the office and hotel to reduce the height of the doors so that they do not exceed 2.4m. This is required to enable the doors to be easily operated and enable the sub-contractor to provide a warranty.

The proposed amendments also include raising the height of the cills of 4 first floor windows on the northern elevation of the office to accommodate the roof of the adjacent property (which was previously inaccessible and has since been surveyed) and the addition of an additional glazing mullion to 3 ground floor windows on the western elevation of the office to maintain a pane size that will

enable the required fire rating to be met. The proposed amendments to the windows and doors are minor and visually consistent and would not harm the overall composition of the fenestration pattern within the building.

Additionally, the amendments include the retention, making good and repainting of the existing render at ground and first floor levels on the western elevation of the office, which is considered acceptable. The Council's Conservation Officer has reviewed the proposed amendments and confirmed that they would have no material impact on the character and appearance of the Hatton Garden Conservation Area.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2020/0984/P dated 12/01/2021, which varied 2018/6016/P dated 02/01/2020. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes set out above and within the submitted documents and shall only be read in the context of the permission granted under 2020/0984/P dated 12/01/2021 which varied 2018/6016/P dated 02/01/2020, and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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