

Application ref: 2023/2433/P
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Date: 21 November 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: Details of solar PV required by condition 13 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, together with the refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation).

Drawing Nos: VINE4484 Ballast Rev. 07; VINE4484 Layout Rev. 07; VINE4484.01 Inverter; VINE4484.05 Schematic; Canadian Solar HiKu6 Mono PERC PV Panel Specification Details; Solstice Energy/SolarEdge Energy Output Report Consented Scheme (dated 22/09/2023); Solstice Energy/SolarEdge Energy Output Report Proposed Scheme (dated 07/08/2023).

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

Informative(s):

1 Reasons for approving details:

Condition 13 of planning permission 2020/0984/P dated 12/01/2021 which varied 2018/6016/P dated 06/01/2020 required that the development shall not be carried out other than in accordance with the detailed plans thereby

approved showing the location and extent of the PV cells to be installed on the building, or other such details which have been submitted to and approved in writing by the local planning authority. The submitted details propose to amend the type, layout and number of PV panels to be provided on the main roof of the hotel/affordable housing block and thereby re-discharge condition 13.

The details now propose SolarEdge panels and the number of panels proposed has increased to 49 from 43 in the 2020/0984/P permission to better optimise the energy generation output. The number of panels proposed along the western edge of the main roof has decreased and panels are now proposed to be set further in from all sides and situated along the eastern edge of the roof, to improve access for maintenance purposes. The submitted details demonstrate that the proposed system would be more efficient than the consented and is expected to achieve energy generation of 17060kWh/year (including shading factor and location) as opposed to the target of 14920kWh/year for the consented system. Overall, the proposed alteration to the layout of the rooftop plant is considered acceptable.

The full impact of the scheme has already been assessed.

No third party comments were received during consideration of the application.

As such, the submitted details would be in general accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 32 (NO2) filtration system) of planning permission 2020/0984/P granted on 12/01/2021 is outstanding and requires details to be submitted and approved.

Details of conditions 7, 23, 24 and 25 have been submitted and are under consideration.

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 2023.

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