

Application ref: 2023/2918/P  
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**Development Management**  
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DP9 Limited  
100 Pall Mall  
London  
SW1Y 5NQ

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 bar/check in areas required by condition 25 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: JR-VH-100 Rev. F; JR-VH-101 Rev. F; JR-VH-102 Rev. E; JR-VH-103 Rev. E; 8060-L(00)256; Management Strategy Letter (prepared by Ruby Hotels, dated 30/06/2023).

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

Informative(s):

1 Reasons for approving details:

Condition 25 of planning permission 2020/0984/P dated 12/01/2021 which varied 2018/6016/P dated 06/01/2020 required the submission and approval of a detailed plan of the bar/check-in area to ensure provision of an accessible level area.

The submitted details sufficiently demonstrate that the bar/check-in area will provide suitable clear and level access for wheelchair users. The stools to the bar that were originally proposed in application ref. 2018/6016/P, and specifically mentioned in the Officer's Committee report as impeding access for wheelchair users, have been removed and there are clear sightlines from the entrance door to both the check-in area and bar. The submitted management strategy letter also confirms that the reception and bar areas will be staffed at all times, with table service available to all customers of the bar. This is considered to overcome the issues with the layout of this area raised in the Committee report which required the submission of further details to ensure the accessibility of this area to be submitted and approved.

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 are in general accordance with the requirements of policy C6 of the Camden Local Plan 2017 and condition 25 can be discharged.

- 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 and 24 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 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