

ROW/EO/DP4826

22 December 2023

**Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE**

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Registered No. 05092507

0207 004 1700

www.dp9.co.uk

Dear Sir / Madam,

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

SUBMISSION OF DETAILS OF CONDITION 32 (NO2 FILTRATION SYSTEM) PURSUANT TO PLANNING PERMISSION REF. 2020/0984/P

On behalf of our client, Clerkenwell Lifestyle (UK) Limited, please find enclosed the following information which is being submitted pursuant to Condition 32 of the above planning permission.

- Application form, duly signed and dated;
- Details of proposed NOx Filtration System;
- East Elevation Plan Ventilation Locations (dwg no. LRW_8060_A(21)124C01).

The application has been submitted via the Planning Portal (ref. PP-12696517). The planning application fee payment has been made directly to London Borough of Camden upon registration of this application.

The development permitted by planning permission 2020/0984/P is as follows:

“Variation of condition 2 (Approved Plans) of planning permission 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 pith, 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), namely alterations to the hotel to reduce height of building by 900mm, amend pre-cast concrete panels to glass reinforced concrete panels, reconfigure PV panels on roof, and revise ventilation strategy for hotel rooms on Eyre Street Hill;



alterations to the office building to relocate plant to 2nd floor external terrace with installation of associated plant enclosure, alter back of house layout, increase number of WCs and form new fire escape from stair core.”

Condition 32 pursuant to ref. 2020/0984/P states:

“Prior to the commencement of use of the hotel, evidence that an appropriate NO2 filtration system on the mechanical ventilation intake for the rooms fronting Eyre Street Hill has been installed, and a detailed mechanism to secure maintenance of this system, should be submitted to the Local Planning Authority and approved in writing.”

The hotel operator will be responsible for the maintenance of the filtration system installed.

We trust that the details submitted are sufficient to secure the discharge of Condition 32 in full, however, should you have any queries please do not hesitate to contact Richard Ward or Esme O’Meara of this office.

Yours faithfully

DP9 Ltd

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