

Application ref: 2023/5445/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 12 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
18 Vine Hill
London
EC1R 5DZ

Proposal:

Details of condition 32 (N02 Filtration) for planning reference 2018/6016/P dated 02/01/2020 (as amended by planning ref 2020/0984/P dated 05/03/2021) 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 pitt, 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'
Drawing Nos: Technical Submission document (12/10/2022), 8060 A(21)124 C01,
Cover Letter

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

Informative(s):

1 Reasons for granting permission/consent-

Condition 32 of planning permission 2020/0984/P requires details of the full details of the N02 filtration system on the mechanical ventilation system including air inlet locations of that building shall be submitted to and approved

in writing by the local planning authority.

The plans show the inlet and outlet locations along the east elevation. Ideally these should be located further away from each other to ensure that optimal air circulation and quality is achieved however following consultation with the sustainability officer, the locations and details are considered acceptable. The agent confirmed that these will be maintained by the hotel operator.

The full impact of the proposals has already been considered during the determination of the original application. Therefore the proposal complies with Policy CC4 of the London Borough of Camden Local Plan 2017 and Policy 7.14 of the London Plan

- 2 You are advised that condition 7 relating to planning permission granted on 12/01/2021 ref. 2020/0984/P which need details to be submitted, has yet to be approved.

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

A handwritten signature in black ink, appearing to read 'DPope', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer