

Application ref: 2020/1379/P  
Contact: Seonaid Carr  
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Date: 4 June 2020

**Development Management**  
Regeneration and Planning  
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Dp9  
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 cycle parking required by condition 21 of planning permission 2018/6016/P dated 02/01/2020 (for erection of an 8 storey building comprising a 153 bed hotel (Class C1) with ancillary ground floor restaurant/cafe facilities (Class A3) and 9 flats (5 x 1 bed and 4 x 3 bed) (Class C3)).

Drawing Nos: L(00) 221 Rev A, L(00) 222 Rev A and L(00)223.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Condition 21 requires the submission of details for cycle parking for the different uses of the development.

For the office development, within 18 Vine Hill the condition requires 32 space, 30 two tier jostas and 2 non standard cycle space. These will be provided within the internal room allocated as part of the original consent. The layout of the cycle stands has been amended to ensure sufficient space for ease of access.

A row of Camden M stands would be provided to the rear of the hotel building under a glass canopy which would be provided for the hotel staff, hotel and 4 residential spaces. These would all be secure as would only be access via the secure residential entrance or via the hotel. The remaining residential spaces would be located within a cycle store to the base of the residential block. Upon detailed design the designated room was not sufficient to accommodate the required 17 spaces hence why 4 are within the courtyard.

The proposals are provided the required number of cycle spaces specified within the condition. As such no objection is raised to the approval of condition 21.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed cycle provision is acceptable and in general accordance with Policies T1 and T3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3, 4, 6, 7, 13, 16, 22, 25, 28, 29, 30 and 31 of permission 2018/6016/P dated 02/01/2020 remain outstanding.

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 2019.

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