

Application ref: 2020/1383/P
Contact: Seonaid Carr
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Date: 10 June 2020

Development Management
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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 the biodiversity enhancements required by condition 22 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)224 Rev B, L(00)225 and L(00)226,

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

Informative(s):

- 1 Within the original application, it was acknowledged that the site had little in the way of biodiversity. This condition was therefore required to ensure the development would make some contribution to enhancing biodiversity within the area. Condition 22 requires the submission of details biodiversity enhancements on the buildings and within the open space.

Within the open areas of the site it is proposed to include new trees and planting both between the hotel and office building and to the south of the site adjacent to the Gunmakers pub. It is also proposed to include planters to both

the office and resident terraces. These measures would contribute towards enhancing the sites contribution towards biodiversity.

In terms of bird and bat boxes the development would be providing 3 bird and 2 bat boxes. The bird boxes will be designed for Sparrow nesting and located within an appropriate location and with enough clearance beneath the box. 1 bird box and 2 bat boxes would be located at roof level. The bat boxes would be on an eastern elevation which is acceptable with sufficient clearance to enable bats to readily access the box.

It is considered the proposed biodiversity enhancement would contribute to enhancing the biodiversity on the site for which there is very limited as existing. It is therefore considered the details provided are sufficient for the approval of condition 22.

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

The proposed biodiversity enhancements are acceptable and in general accordance with Policy A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3, 4, 6, 7, 13, 16, 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

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

Daniel Pope
Chief Planning Officer