

DP4826/AWR

21st February 2020

Development Planning
Camden Council

FAO: Seonaid Carr

Dear Madam

18 VINE HILL & 15-29 EYRE STREET HILL, LONDON, EC1R 5DZ
SECTION 96A APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING
PERMISSION REF. 2018/6016/P
Planning Portal Ref. PP-08529544

Planning permission was granted on 2 January 2020 for the redevelopment of 18 Vine Hill & 15-29 Eyre Street Hill, London for the erection of an 8 storey building comprising a 153 bed hotel with ancillary ground floor restaurant/cafe facilities and 9 flats plus the refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation (Ref. 2018/6016/P).

Design changes

During design development enhancements to the scheme have been identified which allow for the provision of a greater number of hotel bedrooms and minor internal changes to the layouts of the office, hotel and residential buildings. In summary, the proposed amendments are as follows:

Office

- Reconfiguration of the ramps and stairs within the entrance reception area
- Minor layout changes to the lower ground changing facilities
- Additional WC facilities on the upper floors

Hotel

- Ground floor reconfiguration of front of house and back of house facilities
- Reconfiguration of the accessible room provision to facilitate 7 additional bedrooms

Residential

- Introduction of a partition wall to the 3 bed units to separate the living room from the kitchen / dining area

These changes are described in more detail in the accompanying Design Amendment Statement dated 5 February 2020 prepared by Leach Rhodes Walker. All the changes are internal and are therefore considered non-material in nature.

Hotel bedrooms

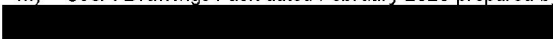
The additional hotel bedrooms increase the number of rooms from 146 rooms, as shown on the approved drawings, to 153 rooms. The decision notice refers to 153 bedrooms in the description of development, therefore, with the additional rooms the total number of bedrooms would be in line with the decision notice. The revised internal layout of the hotel also retains the provision of 15 (10%) fully wheelchair accessible rooms as required by condition 26 of the planning permission.

It should be noted that the original application submitted under Ref. 2018/6016/P comprised 153 bedrooms. All the assessments submitted with the application and the provision of refuse and cycle storage etc shown on the drawings was based on 153 rooms. The original application was amended during the course of the determination period to reduce the number of bedrooms by 7 rooms to 146 rooms in order to accommodate a greater number of wheelchair accessible rooms. However, the associated refuse and cycle storage etc remained as originally proposed for 153 bedrooms. As explained above the design team has now reconfigured the hotel layout to regain the 7 rooms without affecting the wheelchair accessible room provision. It is therefore considered that the increase in room number is non-material.

Application content

Accordingly, we are instructed by our client, Clerkenwell Lifestyle (UK) Limited, to submit the enclosed Section 96A application for a non-material amendment to planning permission ref. 2018/6016/P for the proposed changes.

The following information has been submitted via the Planning Portal in support of the application (Ref. PP-08529544):

- i) Application form for a non-material amendment following a grant of planning permission;
 - ii) S96A Design Amendment Statement dated February 2020 prepared by Leach Rhodes Walker;
 - iii) S96A Drawings Pack dated February 2020 prepared by Leach Rhodes Walker; and
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We trust the enclosed information is to the satisfaction of the City Council and the proposed changes can be approved as non-material amendments. If you require any further information or clarification on any matters in relation to the enclosed information please do not hesitate to contact Dean Jordan or Zoe Smythe at this office.

Yours faithfully

DP9 LTD

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