

DP4826/AWR/DTJ

12th March 2020

Planning Department
London Borough of Camden
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FAO: SEONAIID CARR

Dear Ms Carr,

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

SUBMISSION OF DETAILS OF CONDITION 12 (CHP) PURSUANT TO PLANNING PERMISSION REF. 2018/6016/P

On behalf of our client, Clerkenwell Lifestyle (UK) Limited, please find enclosed the following information which is being submitted pursuant to Condition 12 of the above planning permission.

- Application form, duly signed and dated; and
- The CHP & District Heat Network Report, dated January 2020, prepared by Applied Energy.

A payment of £116 will be made directly to London Borough of Camden upon registration of this application.

The application has been submitted via the Planning Portal (ref. PP- 08582501).

The development permitted by planning permission 2018/6016/P is as follows;

“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), 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 (Class B1(a)), hard and soft landscaping and other associated works.”

Condition 12 states:

Prior to commencement of any development other than works of demolition, site clearance & preparation, full details of the proposed combined heat and power unit (CHP) plant and confirmation that the plant will comply with the Mayor’s emission standards as set out in the Mayor’s Sustainable Design and Construction SPG (2014), and details of any necessary NO2 abatement mechanisms shall be submitted to and approved in writing by the Local Planning Authority.

The enclosed CHP and District Heat Network Report has been prepared by Applied Energy to provide full details of the proposed combined heat and power unit plant and the report confirms that the plant



complies with the Mayor's emission standards. The report includes details on future provisions for district heating within the development. We believe the enclosed provides sufficient information to discharge condition 12 in full.

Should you wish to discuss any aspect of the above then please do not hesitate to contact Dean Jordan or Zoe Smythe of this office.

Yours sincerely,

DP9 Ltd
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