

DP4826/AWR/DTJ

12<sup>th</sup> March 2020

Planning Department  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

DP9 Ltd  
100 Pall Mall  
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700  
facsimile 020 7004 1790

[www.dp9.co.uk](http://www.dp9.co.uk)

**FAO: SEONAIID CARR**

Dear Ms Carr,

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

**SUBMISSION OF DETAILS OF CONDITION 31 (MECHANICAL VENTILATION)  
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 31 of the above planning permission.

- Application form, duly signed and dated; and
- The Ventilation 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-08582562).

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 31 states:

*Other than works of demolition and site clearance, no development shall commencement until full details of the proposed Mechanical Ventilation system shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed and maintained in accordance with the approved details.*

The Ventilation Report has been prepared by Applied Energy to provide full details of the proposed Mechanical Ventilation system to safeguard the amenity of future occupiers of the development site. The report proposed all windows both hotel and affordable flats will be mechanically ventilated via



individual heat recovery ventilation units to ensure clear air is provided to all habitable spaces. We believe the enclosed provides sufficient information to discharge condition 31 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**  
Enc.