

DP4826/AWR/DTJ

18th 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 22 (BIODIVERSITY ENHANCEMENT)
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 22 of the above planning permission.

- Application form, duly signed and dated; and
- Drawing No: LRW-8060-L (00) 224, dated 28.02.2020, prepared by Leach Rhodes Walker.
- Drawing No: LRW-8060-L (00) 225, dated 28.02.2020, prepared by Leach Rhodes Walker.
- Drawing No: LRW-8060-L (00) 226, dated 28.02.2020, prepared by Leach Rhodes Walker.

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-).

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 pit, 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 22 states:

“Prior to commencement other than demolition, site clearance and preparation a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development’s location, scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.”



The enclosed drawings prepared by Leach Rhodes Walker architects provide full details of the proposed biodiversity enhancements on buildings and within open spaces of the development. We believe the enclosed provides sufficient information to discharge condition 22 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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