

Application ref: 2020/1380/P  
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Date: 8 July 2020

**Development Management**  
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Dp9  
100 Pall Mall  
London  
SQ1Y 5NQ

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 land contamination (validation report outstanding) to partially discharge condition 16 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: Cover Letter (prepared by DP9, dated 18/03/2020); Email from Zoe Smythe of DP9 with further comments on Land Contamination queries (dated 08/06/2020); Ground Investigation and Basement Impact Assessment Report and Appendices ref. J18042 (prepared by GEA, dated January 2020).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reasons for granting:

Condition 16 requires a site investigation to be undertaken in accordance with the approved scheme of assessment and the written results and a proposed remediation scheme to be submitted. Once the remediation strategy has been approved, a written Validation Report detailing the remediation is required to be submitted to fully discharge the condition.

The Ground Investigation report identified four points requiring remedial measures: Waste Disposal; Protection of Buried Services; Protection of Site Workers (PPE); Watching Brief. The Council's Environmental Health (Contaminated Land) Officer has reviewed the submitted information, and following some clarification, the Officer has confirmed that the submitted information satisfies the remediation strategy aspect of the condition, and as such the condition can be partially discharged.

The Validation Report to be submitted to discharge the remaining part of Condition 16 should demonstrate that the required remedial work for the four points highlighted above has been undertaken and completed as specified.

The full impact of the proposed development has already been assessed. The details are in general accordance with policies G1, D1, A1 and DM1 of the Camden Local Plan 2017 and sufficient to partially discharge the condition.

- 2 You are reminded that conditions 3, 4, 6, 7, 13, 16 (Validation Report), 25, 28, 29 and 30 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



Daniel Pope  
Director of Economy, Regeneration and Investment