

DP4826/DTJ/ZS

1st June 2021

Planning Department
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FAO: CHARLOTTE MEYNELL

Dear Ms Meynell,

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

RE-SUBMISSION OF DETAILS OF CONDITION 28 (EXISTING WATER SUPPLY INFRASTRUCTURE) PURSUANT TO PLANNING PERMISSION REF. 2020/0984/P

On behalf of our client, Clerkenwell Lifestyle (UK) Limited, please find enclosed the following information which is being submitted pursuant to Condition 28 of the above planning permission.

- Application form, duly signed and dated; and
- Water Infrastructure Report, dated July 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-08955612).

The development permitted by planning permission 2020/0984/P is as follows;

“Variation of condition 2 (Approved Plans) of planning permission 2018/6016/P dated 02/01/2020 (for erection of an 8 storey building comprising a 153 bed hotel with ancillary ground floor restaurant/cafe facilities and 9 flats, excavation works to enlarge the lower ground floor level and create a lift pith, 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, landscaping and other associated works), namely alterations to the hotel to reduce height of building by 900mm, amend pre-cast concrete panels to glass reinforced concrete panels, reconfigure PV panels on roof, and revise ventilation strategy for hotel rooms on Eyre Street Hill; alterations to the office building to relocate plant to 2nd floor external terrace with installation of associated plant enclosure, alter back of house layout, increase number of WCs and form new fire escape from stair core.”

Condition 28 states:

“Prior to the commencement of above ground works, an impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the Local Planning Authority in



consultation with Thames Water. The study shall identify any new additional capacity required in the system and suitable connection point.”

The Water Infrastructure Report has been prepared by Applied Energy in consultation with Thames Water to provide details of the existing water supply infrastructure. The report includes the formal quotation provided by Thames Water identifying suitable connection points. Thames Water are satisfied that the development can be accommodated on the existing network infrastructure.

This application is a re-submission of the previously approved details under Condition 28 (ref. 2020/3572/P). The purpose of this application is to formally discharge this condition against the minor material amendment planning permission.

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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