

DP4826/RW/DTJ

17<sup>th</sup> June 2021

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**FAO: CHARLOTTE MEYNELL**

Dear Charlotte,

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

**SUBMISSION OF DETAILS OF CONDITION 30 (FIRE STATEMENT) 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 30 of the above planning permission.

- Application form, duly signed and dated;
- Fire Strategy (Offices), dated June 2021, prepared by C.S Todd; and
- Fire Strategy (Hotel and Residential), dated June 2021, prepared by C.S Todd.

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-09937831).

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 30 states:

*No above ground new development shall commence in a Phase until a Fire Statement for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building’s construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how*



*provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details.*

The two submitted Fire Strategies have been prepared by C.S Todd to provide full details of the proposed fire strategy for both the office element of the development and the hotel/residential part of the scheme. This includes an assessment against Policy D12 of the London Plan. We believe the enclosed provides sufficient information to discharge Condition 30 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.