

Application ref: 2021/2971/P  
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Date: 23 December 2021

**Development Management**  
Regeneration and Planning  
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DP9 Limited  
100 Pall Mall  
London  
SW1Y 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: Fire Statement as required by condition 30 of planning permission reference 2018/6016/P, dated 02/01/2020 (as amended by 2020/0984/P, dated 05/03/2021) (for: erection of 8 storey building comprising hotel with ancillary restaurant/cafe facilities and 9 flats, refurbishment of 18 Vine Hill, associated works)

Drawing Nos: Site Location Plan 001 A, Site Plan 010 A. Fire Strategy (CS Todd and Associates Ltd) June 2021: New Hotel Apartments. Fire Strategy (CS Todd and Associates Ltd) June 2021: Office Development.

The Council has considered your application and decided to grant permission.

Informative(s):

#### 1 Reasons for Granting

Condition 30 of application reference 2018/6016/P (as amended by 2020/0984/P, dated 05/03/2021) requires the submission of a fire statement to ensure safe and secure development. The applicant has submitted fire statements in relation to both new hotel apartments and office development.

The Council's Technical Manager has considered the information provided and finds it acceptable and sufficient in order to discharge the condition.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The full impact of the proposed development has previously been assessed.

The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area.

As such, the proposal is in general accordance with policy A1 and C5 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3, 4, 6, 7, 13, 16 (Validation Report), 25 and 29 of permission 2018/6016/P dated 02/01/2020 (as amended by 2020/0984/P dated 05/03/2021) 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer