

Application ref: 2022/2710/P  
Contact: Cameron Banks-Murray  
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Date: 25 August 2022

**Development Management**  
Regeneration and Planning  
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DP9  
100 Pall Mall  
London  
SW1Y 5NQ  
undefined

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**18 Vine Hill**  
**London**  
**Camden**  
**EC1R 5DZ**

Proposal: Details of materials and detailed drawings as required with Conditions 3 and 4 of planning permission ref 2018/6016/P dated 02/02/2020 (as amended by planning permission 2020/0984/P dated 05/03/2021) for erection of an 8 storey building comprising a 153 bed hotel with ancillary ground floor restaurant/cafe facilities and 9 flats.

Drawing Nos: Office Façade Materials LRW\_8060\_L(00)234; Hotel Façade Materials LWR\_8060\_L(00)235; Office Typical Window Details LWR\_8060\_L(00)236; and Hotel and Residential Typical Window Details LWR\_8060\_L(00)237.

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

Informative(s):

#### 1 Reasons for granting consent-

Conditions 3 and 4 of application reference 2018/6016/P (as amended by 2020/0984/P, dated 05/03/2021) requires the submission of detailed drawings and material samples of windows, doors, glazing and brickwork for the Ragged School extension and the new building on Eyre Street Hill. The applicant has

submitted material manufacturer specifications and detailed drawings in relation to both, and erected sample panels on site.

The Council's Conservation Officer has considered the information provided and reviewed the sample panels on site and finds the details 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 D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 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