

DP4826/RW/ZS

17th February 2023

Planning Department
London Borough of Camden
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FAO: CAMERON BANKS-MURRAY

Dear Ms Banks-Murray,

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

RE-SUBMISSION OF DETAILS OF CONDITION 16 (REMEDIATION STRATEGY) 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 16 of the above planning permission.

- Application form, duly signed and dated;
- Remediation Validation Report, prepared by Symbiotic Solutions Ltd.

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-11883446).

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 16 states:

“Prior to commencement of any works on site other than demolition, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.

The site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.”

Following approval of the Ground Investigation Report (ref. 2020/1380/P), the enclosed Validation Report has been submitted to confirm the details of the approved scheme detailing the remediation undertaken.

Should you wish to discuss any aspect of the above then please do not hesitate to contact Zoe Smythe of this office.

Yours sincerely,

DP9 Ltd

Enc.