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FAO Jennifer Walsh
Development Management
Regeneration and Planning
London Borough of Camden
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Via Planning Portal Ref. PP-12305986

16 August 2023

Dear Jennifer,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF CONDITION 26 PURSUANT TO PLANNING PERMISSION REF: 2020/4825/P**

On behalf of our client, Moorfields Eye Hospital NHS Foundation Trust ('Moorfields'), University College London ('UCL') Institute of Ophthalmology ('IoO') and Moorfields Eye Charity ('MEC') ('the Applicant'), we hereby apply to discharge condition 26 of planning permission 2020/4825/P, dated 8th August 2022. Permission was granted for:

"Partial redevelopment of the site, involving the demolition of seven existing buildings (Ash House, Bloomsbury Day Hospital, the Camley Centre, Jules Thorn Day Hospital, Kitchen and the Post Room & Former Mortuary) and construction of a part seven, part ten storey (plus roof plant) purpose-built eyecare, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfields Eye Charity.

New building to comprise a mixture of clinical, research and education purposes, including eye care accident and emergency department, outpatients, operating theatres, research areas, education space, cafe and retail areas, admin space and plant space.

Associated site relandscaping works including formation of patient drop off area to St Pancras way, new public realm and routes through the site, cycle parking and servicing ramp and cross over to Granary street."

Condition 26

Condition 26 requires that:

"The development shall not be occupied until confirmation (including from Thames Water) has been provided that either: Capacity exists off site to serve the development; or all wastewater network upgrades required to

accommodate the additional flows from the development have been completed; or, a housing and infrastructure phasing plan has been agreed with Thames Water to allow the use of the building to commence. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed infrastructure phasing plan.”

In accordance with the above, this submission provides a letter from Thames Water giving their condition consent for the proposed indirect connection(s) to the public sewer, as well as the marking up of new indirect connections on the existing topo/utilities survey. Terrell Ltd have prepared a surface water drainage layout to explain the surface water drainage options used on the development which support the disposal hierarchy as advised by Thames Water on the Pre-Planning Response which has also been submitted.

The Thames Water confirmation responses and drawings submitted provide detailed information and acknowledgement to deliver sufficient information in regards to the discharge of condition 26.

Application Procedure

The application has been submitted via the Planning Portal under reference PP-12305986.

The application fee of £116.00 plus service charge has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended). An electronic payment for this amount has been made at the time of submission, including the £64.00 admin fee.

We would be grateful if Camden Council could confirm that the application is complete and we look forward to receiving confirmation of validation shortly. If you have any outstanding queries on this matter, please contact Emily Disken (020 7866 7613/ emily.disken@montagu-evans.co.uk) or Guy Bransby (07709 331 014 / guy.bransby@montagu-evans.co.uk) in the first instance.

Yours sincerely,



MONTAGU EVANS LLP Enc.

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