

Application ref: 2023/3426/P
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Date: 20 October 2023

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Montagu Evans
Montagu Evans LLP
70 St Mary Axe
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
St Pancras Hospital
4 St Pancras Way
London
Camden
NW1 0PE

Proposal:

Details of confirmation from Thames Water that capacity exists off site to serve the development required by condition 26 of planning permission 2020/4825/P dated 05/08/2022 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 re-landscaping 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.

Drawing Nos: Pre- Planning enquiry: Confirmation of sufficient capacity from Thames Water; ORL-TER-ZZ-LG-DPL-C-209912 Rev C01; Existing Topo/Utilities survey plan dated 08.06.23; Notice of consent to indirectly connect to a public sewer dated 3 July 2023.

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

Informative(s):

1 Reasons for granting consent-

Condition 26 required confirmation from Thames Water that capacity exists off site to serve the development and ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development.

The submission provides a letter from Thames Water giving their conditional 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 be used on the development which support the disposal hierarchy as advised by Thames Water on the Pre-Planning Response which has also been submitted.

Thames Water have been consulted during the process of this application. They have responded stating that the Combined water network can be discharged based on the information submitted.

As such, the details are acceptable and would be in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6 (detailed drawings), 8 (lighting strategy), 10c and 11b (Written scheme of investigation), 14 (landscaping), 16 (trees), 17 (green and brown roofs), 18b (Biodiversity enhancements), 20 (site contamination), 25 (SUDS), 27 (Thames Water), 28 (impact piling), 29 (mechanical ventilation), 31 (air monitoring), 33 (PV cells), 34 (cycle storage), 37 (whole life carbon) and 38 (circular economy) of planning permission 2020/4825/P dated 5/08/2022 are outstanding and require details to be submitted and approved.

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



Daniel Pope
Chief Planning Officer