

PD13442/GB/ED
Email: guy.bransby@montagu-evans.co.uk
emily.disen@montagu-evans.co.uk

70 St Mary Axe,
London,
EC3A 8BE
Tel: 020 7493 4002
www.montagu-evans.co.uk

FAO Ms J Walsh
Development Management
Regeneration and Planning
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

11 January 2024

Dear Jennifer,

ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF CONDITION 29 PURSUANT TO PLANNING PERMISSION REF: 2023/2246/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 29 of planning permission 2023/2246/P, dated 29 November 2023. Permission was granted for:

"Variation of condition 2 (approved drawings) of planning permission 2020/4825/P dated 05/08/22 (for the 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) namely to include further basement depth and floorspace area, additional firefighting and escape stairs; consolidation of the wet systems; removal of oil storage tank and internal and external alterations to facilitate firefighting access. No changes to the building envelope above ground level are proposed."

Condition 29

Condition 29 requires that:

"Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the generator exhaust stack, catering exhausts or any other emission

sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details."

In accordance with the above, this submission provides a master document identifying the intake and emissions source locations with supporting drawings prepared by Bouygues UK. A mechanical ventilation drawing and document list is located in Appendix 1 of the master document to further support this discharge of condition.

The report and drawings submitted provide sufficient detailed information in regards to the discharge of the condition.

Application Procedure

The application has been submitted via the Planning Portal under reference PP-12680705.

The application fee of £145.00 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 2023 (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), Phoebe Milner (phoebe.milner@montagu-evans.co.uk / 07836 711026) or Guy Bransby (07709 331 014 / guy.bransby@montagu-evans.co.uk) in the first instance.

Yours faithfully,



MONTAGU EVANS LLP Enc.