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Email: [guy.bransby@montagu-evans.co.uk](mailto:guy.bransby@montagu-evans.co.uk)  
[emily.disken@montagu-evans.co.uk](mailto:emily.disken@montagu-evans.co.uk)

70 St Mary Axe,

London,

EC3A 8BE

Tel: 020 7493 4002

[www.montagu-evans.co.uk](http://www.montagu-evans.co.uk)

FAO Jennifer Walsh  
Development Management  
Regeneration and Planning  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square  
London  
N1C 4AG

**Via Planning Portal Ref. PP-12771835**

07 February 2024

Dear Jennifer,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
DISCHARGE OF CONDITION 18 (B) AND 28 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 part (b) of condition 18 and 28 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 18**

Condition 18 (b) requires that:

*“The development here by approved shall be carried out in accordance with the submitted Ecological Enhancement Plan (including specification and locations of the biodiversity enhancements) as approved on 07/11/2022 under application 2022/4093/P for Part A of Condition 18.*

*Part B shall be submitted to and approved by the local planning authority before the relevant part of the development commences.*

*B) Prior to commencement of above ground construction, further details shall be submitted to include specification and locations of the biodiversity enhancements on the proposed buildings (including bird and bat boxes) appropriate to the development's location, scale and design. The works shall be implemented in accordance with the approved plans and measures shall be installed prior to the occupation of the development and thereafter retained.”*

This application seeks to discharge part (b) which will discharge condition 18 in full.

In accordance with the above, this submission provides a document including drawings and products which identify the landscape biodiversity and landscape planting.

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

## **Condition 28**

Condition 28 requires that:

*“Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”*

Supporting documentation prepared by BYUK has been provided alongside this application. A letter from BYUK submitted has been provided to confirm that there is no impact piling taking place within the proposed development. As a result, we seek formal confirmation that this condition has been complied with.

## **Application Procedure**

The application has been submitted via the Planning Portal under reference PP-12771835.

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](mailto:emily.disken@montagu-evans.co.uk)), Guy Bransby (07709 331 014 / [guy.bransby@montagu-evans.co.uk](mailto:guy.bransby@montagu-evans.co.uk)) or Phoebe Milner ([phoebe.milner@montagu-evans.co.uk](mailto:phoebe.milner@montagu-evans.co.uk) / 07836 711 026) in the first instance.

Yours sincerely,

*Montagu Evans*

**MONTAGU EVANS LLP Enc.**

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