

Application ref: 2024/0265/P  
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**Development Management**  
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Montagu Evans  
70 St Mary Axe  
London  
EC3A 8BE

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**  
**NW1 0PE**

Proposal:

Approval of Condition 29 (Mechanical ventilation systems) of planning permission 2023/2246/P dated 29/11/2023 (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.)

Drawing Nos: Planning Condition 29 Intake and Emissions sources Locations (ORL ARP ZZ ZZ TRP J 000020 P02) dated 06/12/2023 (including all drawings referenced in Appendix 1).

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

Informative(s):

1 Reasons for granting approval:-

Oriel is entirely mechanically ventilated except for the emergency medical gas manifold room on the fourth floor and the radiology Ait Handling Units plant room on the lower floor. All the systems are Full Fresh air with no recirculation and no openable windows are present in the development. There are two Back up Generators which serve the development and their stacks are located at the roof level and discharge vertically. The intakes are located appropriately to ensure clean air and no intake from the emissions sources.

The Council's Sustainability Officer has reviewed the information and consider it to meet the requirements of the condition.

The full impact of the proposed development has already been assessed during the determination of the original application. As such, the submitted details are in general accordance with Policy CC4 Air Quality of the London Borough of Camden Local Plan 2017.

2 You are reminded that conditions 6 (detailed drawings), 8 (lighting strategy), Part 10c and Part 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), 31 (air monitoring), 33 (PV cells), 34 (cycle storage), 37 (whole life carbon) and 38 (circular economy) of planning permission 2023/2246/P dated 29/11/2023 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 the National Planning Policy Framework.

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