

Application ref: 2023/2068/P  
Contact: Jennifer Walsh  
Tel: 020 7974 3500  
Email: [Jennifer.Walsh@camden.gov.uk](mailto:Jennifer.Walsh@camden.gov.uk)  
Date: 3 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

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**  
**Camden**  
**NW1 0PE**

#### Proposal:

Details of sustainable drainage required by Condition 25 of planning permission 2020/4825/P dated 5th August 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).

Drawing Nos: ORL TER XX XX TRP C 200061 P05; Drainage details and maintenance (Pt. 2) APPENDIX D SuDS MANUAL MAINTENANCE TABLES; ORL-TER-ZZ-ZZ-DDT-C-209930 Rev C02; SUDS Proforma; ORL-ACM-ZZ-00-DR-C-010005 Rev P1.0; ORL-TER-ZZ-LG-DPL-C-209912 Rev C11;

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

#### Informative(s):

- 1 Reasons for granting approval:

Full details of the Sustainable urban drainage and permeable paving as well as a maintenance plan were required to be submitted under this condition. Documents have been submitted in respect to the condition which outline the Stage 4 design for the hospital scheme.

The Council's sustainability officer as well as the Council's external consultant has reviewed the information and the applicant has added an additional 0.28ha of the permeable paving area to the Eastern Network calculations, so when combined with the Western Network, equals a total area of 0.798ha. This is slightly greater than the area incorporated in the full application. Therefore, they consider the information 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 Policies CC1, CC2, CC3 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), 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 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