

Application ref: 2024/0311/P
Contact: Jennifer Walsh
Tel: 020 7974 3500
Email: Jennifer.Walsh@camden.gov.uk
Date: 11 June 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
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)

Grant of Non-Material Amendments to planning permission

Address:

St Pancras Hospital
4 St Pancras Way
London
NW1 0PE

Proposal: Non-material amendments to planning permission (ref.2023/2246/P) dated 29 November 2023 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. **CHANGES INCLUDE;** Removal of timber fins to ground floor and to be replaced with an aluminium finish; alterations to alignment of fins; relocate a number of external timber seats; amendments to the louvres across the elevations; extend the roof top plant room; omit the gantry system and extend louvre screen; increase lift overrun level; Amendments to the level 6 Terrace and to provide a continued PPC aluminium soffit detail and amendments to the floorplan schedule included within condition 5.

Drawing Nos:

Superseded Drawings:

ORL-PPA-XX-XX-DR-A-20240 P6; ORL-IBI-ZZ-B1-DPL-A-250308 P02; ORL-IBI-ZZ-LG-DPL-A-250309 P02; ORL-IBI-ZZ-UG-DPL-A-250310 P02; ORL-PPA-XX-01-DR-A-20243 P6; ORL-PPA-XX-02-DR-A-20244 P4; ORL-PPA-XX-03-DR-A-20245 P4; ORL-PPA-XX-04-DR-A-20246 P4; ORL-PPA-XX-05-DR-A-20247 P4; ORL-PPA-XX-06-DR-A-20248 P4; ORL-PPA-XX-07-DR-A-20249 P4; ORL-PPA-XX-08-DR-A-20250 P4; ORL-PPA-XX-09-DR-A-20251 P4; ORL-PPA-XX-10-DR-A-20252 P4; ORL-PPA-XX-RF-DR-A-20253 P3; ORL-IBI-XX-B1-DPL-A-250408 P02; ORL-IBI-ZZ-LG-DPL-A-250410 P02; ORL-IBI-ZZ-UG-DPL-A-250409 P02; ORL-PPA-XX-LG-DR-A-20262 P3; ORL-PPA-XX-LG-DR-A-20263 P2; ORL-PPA-XX-LG-DR-A-20264 P2; ORL-PPA-XX-LG-DR-A-20265 P2; ORL-PPA-XX-LG-DR-A-20266 P2; ORL-PPA-XX-LG-DR-A-20267 P2; ORL-PPA-XX-LG-DR-A-20268 P2; ORL-PPA-XX-LG-DR-A-20269 P2; ORL-IBI-ZZ-ZZ-DSE-A-251751 P02; ORL-IBI-ZZ-ZZ-DSE-A-251752; ORL-PPA-XX-XX-DR-A-20302 P5; ORL-IBI-ZZ-ZZ-DSE-A-251762 P02; ORL-IBI-ZZ-ZZ-DSE-A-251763 P02; ORL-PPA-XX-XX-DR-A-20305 P5; ORL-IBI-ZZ-ZZ-DEV-Z-251601 P02; ORL-PPA-XX-XX-DR-A-20401 P6; ORL-PPA-XX-XX-DR-A-20402 P5; ORL-PPA-XX-XX-DR-A-20403 P5; ORL-PPA-XX-XX-DR-A-20404 P6; ORL-IBI-ZZ-ZZ-DEV-A-251603 P02; ORL-PPA-XX-XX-DR-A-20700 P5; ORL-PPA-XX-XX-DR-A-20701 P4; ORL-PPA-XX-XX-DR-A-20702 P4;

Proposed Drawings:

Site Location Plan; Cover letter dated ORL-IBI-ZZ-B1-DPL-A-250308 P03; ORL-IBI-ZZ-B1-DPL-A-250309 P03; ORL-IBI-ZZ-B1-DPL-A-250310 P04; ORL-IBI-ZZ-B1-DPL-A-250311 P01; ORL-IBI-ZZ-B1-DPL-A-250312 P01; ORL-IBI-ZZ-B1-DPL-A-250313 P01; ORL-IBI-ZZ-B1-DPL-A-250314 P01; ORL-IBI-ZZ-B1-DPL-A-250315 P01; ORL-IBI-ZZ-B1-DPL-A-250316 P01; ORL-IBI-ZZ-B1-DPL-A-250317 P01; ORL-IBI-ZZ-B1-DPL-A-250318 P01; ORL-IBI-ZZ-B1-DPL-A-250319 P01; ORL-IBI-ZZ-B1-DPL-A-250320 P01; ORL-IBI-ZZ-B1-DPL-A-250321 P01; ORL-IBI-ZZ-LG-DPL-A-250208 P03; ORL-IBI-ZZ-LG-DPL-A-250209 P03; ORL-IBI-ZZ-LG-DPL-A-250210 P01; ORL-IBI-ZZ-LG-DPL-A-250211 P01; ORL-IBI-ZZ-LG-DPL-A-250212 P01; ORL-IBI-ZZ-LG-DPL-A-250213 P01; ORL-IBI-ZZ-LG-DPL-A-250214 P01; ORL-IBI-ZZ-LG-DPL-A-250215 P01; ORL-IBI-ZZ-LG-DPL-A-250216 P01; ORL-IBI-ZZ-LG-DPL-A-250217 P01; ORL-IBI-ZZ-LG-DPL-A-250218 P01; ORL-IBI-ZZ-LG-DPL-A-250219 P01; ORL-IBI-ZZ-LG-DPL-A-250220 P01; ORL-IBI-ZZ-ZZ-DSE-A-251751 P03; ORL-IBI-ZZ-ZZ-DSE-A-251752 P03; ORL-IBI-ZZ-ZZ-DSE-A-251761 P01; ORL-IBI-ZZ-ZZ-DSE-A-251762 P03; ORL-IBI-ZZ-ZZ-DSE-A-251763 P03; ORL-IBI-ZZ-ZZ-DSE-A-251764 P01; ORL-DEV-ZZ-ZZ-DEV-A-251601 P03; ORL-DEV-ZZ-ZZ-DEV-A-251602 P03; ORL-DEV-ZZ-ZZ-DEV-A-251605 P03; ORL-DEV-ZZ-ZZ-DEV-A-251606 P02; ORL-DEV-ZZ-ZZ-DEV-A-251604 P02; ORL-DEV-ZZ-ZZ-DEV-A-251603 P03; ORL-DEV-ZZ-ZZ-DEV-A-251607 P01; ORL-DEV-ZZ-ZZ-DEV-A-251608 P01; ORL-DEV-ZZ-ZZ-DEV-A-251609 P01; ORL-IBI-XX-XX-DEV-A-251643 P01; ORL-IBI-XX-UG-DPL-A-251306 P01; ORL-IBI-UG-DPL-A-250410 P04;

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, Condition 2 of planning permission 2023/4825/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Approved Drawings:

Site Location Plan; Cover letter dated ORL-IBI-ZZ-B1-DPL-A-250308 P03; ORL-IBI-ZZ-B1-DPL-A-250309 P03; ORL-IBI-ZZ-B1-DPL-A-250310 P03; ORL-IBI-ZZ-B1-DPL-A-250311 P01; ORL-IBI-ZZ-B1-DPL-A-250312 P01; ORL-IBI-ZZ-B1-DPL-A-250313 P01; ORL-IBI-ZZ-B1-DPL-A-250314 P01; ORL-IBI-ZZ-B1-DPL-A-250315 P01; ORL-IBI-ZZ-B1-DPL-A-250316 P01; ORL-IBI-ZZ-B1-DPL-A-250317 P01; ORL-IBI-ZZ-B1-DPL-A-250318 P01; ORL-IBI-ZZ-B1-DPL-A-250319 P01; ORL-IBI-ZZ-B1-DPL-A-250320 P01; ORL-IBI-ZZ-B1-DPL-A-250321 P01; ORL-IBI-ZZ-LG-DPL-A-250208 P03; ORL-IBI-ZZ-LG-DPL-A-250209 P03; ORL-IBI-ZZ-LG-DPL-A-250210 P01; ORL-IBI-ZZ-LG-DPL-A-250211 P01; ORL-IBI-ZZ-LG-DPL-A-250212 P01; ORL-IBI-ZZ-LG-DPL-A-250213 P01; ORL-IBI-ZZ-LG-DPL-A-250214 P01; ORL-IBI-ZZ-LG-DPL-A-250215 P01; ORL-IBI-ZZ-LG-DPL-A-250216 P01; ORL-IBI-ZZ-LG-DPL-A-250217 P01; ORL-IBI-ZZ-LG-DPL-A-250218 P01; ORL-IBI-ZZ-LG-DPL-A-250219 P01; ORL-IBI-ZZ-LG-DPL-A-250220 P01; ORL-IBI-ZZ-ZZ-DSE-A-251751 P03; ORL-IBI-ZZ-ZZ-DSE-A-251752 P03; ORL-IBI-ZZ-ZZ-DSE-A-251761 P01; ORL-IBI-ZZ-ZZ-DSE-A-251762 P03; ORL-IBI-ZZ-ZZ-DSE-A-251763 P03; ORL-IBI-ZZ-ZZ-DSE-A-251764 P01; ORL-DEV-ZZ-ZZ-DEV-A-251601 P03; ORL-DEV-ZZ-ZZ-DEV-A-251602 P03; ORL-DEV-ZZ-ZZ-DEV-A-251605 P03; ORL-DEV-ZZ-ZZ-DEV-A-251606 P02; ORL-DEV-ZZ-ZZ-DEV-A-251604 P02; ORL-DEV-ZZ-ZZ-DEV-A-251603 P03; ORL-DEV-ZZ-ZZ-DEV-A-251607 P01; ORL-DEV-ZZ-ZZ-DEV-A-251608 P01; ORL-DEV-ZZ-ZZ-DEV-A-251609 P01; ORL-IBI-XX-XX-DEV-A-251643 P01; ORL-IBI-XX-UG-DPL-A-251306 P01;

Supporting Documents:

Air Quality Assessment ORL-INF-XX-XX-RP- PL- 120 dated October 2020; Arboricultural Impact Assessment ORL-INF-XX-XX-RP- PL-130 dated October 2020; Archaeological Desk Based Assessment ORL-INF-XX-XX-RP- PL-140 dated October 2020; Bat Survey ORL-INF-XX-XX-RP- PL-150-2019 dated October 2020; Basement Impact Assessment ORL-INF-XX-XX-RP-PL-330 Revision 5.0 dated May 2021; Desktop Ground Movement Assessment rev.2.0 dated May 2021; Basement Impact Assessment Proforma ORL-INF-XX-XX-RP- PL-335 dated October 2020; Biodiversity Net Gain Assessment ORL-INF-XX-XX-RP- PL-160-Metric 2.0 dated October 2020; Circular Economy Statement ORL-INF-XX-XX-RP- PL- 180 dated October 2020; Covering Letter ORL-INF-XX-XX-RP- PL-010 dated 16th October 2020; Daylight, Sunlight and Overshadowing Report ORL-INF-XX-XX-RP-PL-190 Revision 1.0 dated February 2021; Delivery and Servicing Plan ORL-INF-XX-XX-RP- PL-200 dated October 2020; Design and Access Statement ORL-INF-XX-XX-RP- PL-100 Rev P04 dated 15.10.20; Designing Out Crime Statement ORL-INF-XX-XX-RP- PL- 105 dated November 2020; Energy Strategy ORL-INF-XX-XX-RP- PL- 220 dated October 2020; External Lighting Assessment ORL-INF-XX-XX-RP- PL-280 dated October 2020; Fire Safety Statement ORL-ACM-XX-RP-Y-000001_S3_Fire Safety Statement dated January 2022; Flood Risk Assessment and Drainage Strategy ORL-INF-XX-XX-RP- PL- 240 dated May 2021 rev 1.0; Illustrative Parameters Plan for remaining site (1906_P_0001, 1906_P_0002, 1906_P_0003 Rev A); Landscape Design Report ORL-INF-XX-XX-RP- PL- 270 dated October 2020; Noise and Vibration Assessment ORL-INF-XX-XX-RP- PL-290 dated October 2020; Operational Recycling and Waste Management Plan ORL-INF-XX-XX-RP- PL- 370 dated October 2020; Outline Construction Management Plan ORL-INF-XX-XX-RP- PL-170 dated May 2021 rev 1.0; Phase 1 Geotechnical and Geoenvironmental Desk Study Report ORL-INF-XX-XX-RP- PL- 260 dated October 2020; Planning Statement ORL-INF-XX-XX-

RP- PL-110 dated October 2020; Preliminary Ecological Appraisal Report ORL-INF-XX-XX-RP- PL-320 dated October 2020; Social, Economic and Health Impact Report ORL-INF-XX-XX-RP- PL-210 dated October 2020; Statement of Community Involvement ORL-INF-XX-XX-RP- PL-310 dated October 2020; St Pancras Hospital Operational Strategy (Camden & Islington NHS Foundation Trust supporting letter); Sustainability Statement ORL-INF-XX-XX-RP- PL- 340 dated October 2020; Townscape, Heritage and Visual Impact Assessment ORL-INF-XX-XX-RP- PL- 250 dated November 2020; Transport Assessment ORL-INF-XX-XX-RP- PL- 350 dated October 2020; Travel Plan ORL-INF-XX-XX-RP- PL- 360 dated October 2020; Tree Survey Report ORL-INF-XX-XX-RP- PL-135 dated October 2020; Wind Microclimate Assessment ORL-INF-XX-XX-RP- PL dated October 2020; Whole life carbon assessment Report dated March 2021; Updated areas schedule 210312 Rev J.

Post submission technical queries and notes: Air Quality Responses via Email at 13:04 on 09/02/2021; Archaeology Responses via Email at 16:06 on 09/02/2021; Biodiversity technical note dated February 2021; City Road Floorspace via Email at 16:09 on 07/12/2020; Energy and sustainability technical note dated March 2021; Flood Risk Assessment and Drainage Strategy technical note #1 dated February 2021; Last Half Mile Proposed Green Line 1/2 Figure: 60588325-GL-001_Highway Boundary dated 15/02/2022; Last Half Mile Proposed Green Line 2/2 Figure: 60588325-GL-001_Highway_Boundary dated 15/02/2022; Proposed Highway to be Stopped Up (Ref: 60588325-SU-001 Rev B); 29.04.21 Response Note to TfL; Design and Access Statement Addendum ORL-INF-XX-XX-RP-PL-100-AD Rev P01 dated 30.04.21; CMS Summary of the Collaboration Agreement between C&I, KC (SPH) Limited Partnership and Moorfields Eye Hospital NHS Foundation Trust - 'Letter to Guy Bransby - 20.04.2021; Decant Programme Summary 220111 V2;

Landscape Design (Arboriculture) technical note dated March 2021; Thames Water Comments - TW reference 2020/4825/P via Email at 17:14 on 23/02/2021; Thames Water Comments via Email at 15:08 on 09/02/2021; Thames Water letter DS6081542_Pre Dev Capacity letter_red dated 26 February 2021; Townscape, Heritage and Visual Impact Assessment Addendum dated February 2021; Transport Last Half Mile - Green Line Proposals 0046801-3608 Revision P01 dated 1 March 2021; Transport note TN001: Responses to LB Camden Comments dated 5 February 2021; Transport note TN002: Response to LB Camden Comments - Mode Share dated 18 Feb 2021; Transport note TN003: Patient Travel Behaviour dated February 2021; Transport note TN004: Travel Behaviour Survey Results dated 22 March 2021; Transport Note TN005: Alternative Transport Provision dated 22 April 2021; Transport Note TN006: Last Half Mile Bus Stops V1.0 dated 15 December 2021; Transport Technical Queries on Cycle Provision dated March 2021; Transport: Outline Construction Management Plan ORL-INF-XX-XX-RP-PL-170 Revision 1.0 dated March 2021; SPH Patient Safety Group Terms of Reference V6 dated January 22 and Inpatient Services update dated January 2022;2) Colonnade Area - plan number 60588325-SU-006 Rev A;

Reason: For the avoidance of doubt and in the interest of proper planning.

For the purposes of this decision, Condition 5 of planning permission 2023/2246/P shall be replaced with the following condition:

REPLACEMENT CONDITION 5

The proportion and quantum of health care, research and education areas within the composite use shall, as a minimum, remain in accordance with the areas schedule hereby approved (ref. areas schedule ORL-IBI-XX0XX0MM3-A-000107-P80 Rev 04).

Reason: To ensure that the strategic public benefits of the scheme are delivered and that the building does not adversely affect the adjoining premises/occupiers/immediate area by reason of an intensification via the use of a higher proportion of internal areas for activities (such as commercial) that generate higher trips numbers and employment density and therefore cause excessive pressure on the local open spaces, transport network and cycle parking provision in accordance with policies G1, C1, CC1, D1, A1, A2, TC1, T1, T3 and DM1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The amendments sought through this non material application would predominantly relate to the whole of the scheme approved under reference 2023/2246/P granted on 29 November 2023.

Overall, the scheme would remain as previously approved. Adjustments to particular elements of the scheme are required due to the scheme progressing through the detailed design stage and include:

- Removal of the timber fins on the ground floor, to be replaced with RAL 8001 aluminium with PPC finish;
- Relocate the timber seats to the external landscaping design;
- Relocate and amend the louvres on fourth, sixth, seventh, eighth and lower ground floor facade;
- Provide access from the façade to Dry Riser Outlets to adhere to fire safety regulations;
- Rotate the ductwork and create ventilation lightwell adjacent to the location of the façade louvres on the ground floor;
- Extend the rooftop plant room to provide a flat roof to replace pitched standing seam roof;
- Omit the gantry system and extend louvre screen to shield rooftop plant room;
- Increase lift over-run level to achieve standardised height;
- Relocate the plant room doors and the louvred screens to the open plant area;
- Increase by 200mm the height between the top of the parapet and flat roof below to provide waterproofing details;
- Introduce a sixth floor stepped flat roof detail to remove 550mm wide flat roof and tie the facades 3a and 3b together with a unitized flashing detail;
- Undertake minor modifications to the alignment of the vertical fins within the top horizontal bands for level 6 and level 9;

- Provide a continued PPC aluminium soffit detail as opposed to the mix render board soffits;
- Increase the level 6 Terrace Balustrade in height up to 1.8m, by providing a 2 panel system, with 800mm high aluminium perforated infill panel, and 1000mm high toughened glass panel;

The proposed changes would not alter the permitted envelope or extent of development, nor increase its scale. Due to the height and scale of the approved building, the changes are considered minor and would not materially affect the overall external appearance of the building. The replacement of timber fins with aluminium PPC fins at ground floor level are regretful due to timber being an important material detail of the hospital entrance; however, the planning agent has satisfactorily demonstrated these changes are a requirement due to the fire risk to the building.

The proposal to raise the height of the balustrade at level 6 to 1.8m high is welcomed. The proposed changes are not significant collectively nor individually and are not considered to cause harm to the character and appearance of the host building, the neighbouring properties nor the wider area. In the context of the overall approved scheme these variations to the approved scheme are considered non-material.

The full extent of the development was assessed and approved under the 'parent application'. The context of the overall scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved development.

You are advised that this decision relates only to the minor amendments specified in supporting documents hereby approved only and shall only be read in the context of the substantive permission granted on 29/11/2023 under reference number 2023/2246/P and is bound by all the conditions and obligations attached to that permission.

- 2 None of the proposed changes would cause undue harm to the visual and residential amenities of nearby and neighbouring properties. The proposed changes do not conflict with the development plan policies; cause a need for new or altered planning conditions; or exacerbate any concerns which may have been raised by third parties at the original planning application stage.

No Objections have been received. The planning history of the site and surrounding area were taken into account.

Therefore, in conclusion, the full impact of the scheme has already been assessed by virtue of the previous approvals. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development. It is considered that the changes can be regarded as a non-material variation of the approved scheme.

- 3 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 29/11/2023 under reference number 2023/2246/P and is bound by all the conditions and obligations attached to that permission.

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 2023.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.