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

Via Planning Portal Ref. PP-13060534

13 June 2024

Dear Jennifer,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF CONDITION 6 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 6 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 6

Condition 6 requires that:

“Prior to commencement of the relevant part of works, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority.

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

c)	<i>Plan, elevation and section drawings, of all ground floor facades at a scale of 1:10, to include details of areas reserved for external wayfinding and building signage; and</i>
d)	<i>Typical plan, elevation and section drawings of balustrading to terraces and balconies.</i>

The sample panels required above should be erected on-site approved by the Council before the relevant parts of the work are commenced. The relevant part of the works shall then be carried in accordance with the approved details.”

In accordance with the above, a Wayfinding, external building signage report has been prepared by BYUK, to evidence the size and location of the signage with the designs within this document being indicative only and are not considered the final design.

Alongside this document IBI have provided a façade strategy elevation of the lower ground and upper ground for the southwest, southeast, northeast and northwest elevations. A glass balustrade level 06 part elevation and details and a façade strategy plan for the sixth floor has also been prepared by IBI. It is considered that the reports and drawings provided deliver sufficient information in regards to the discharge of condition 6, subsections (c), and (d).

Application Procedure

The application has been submitted via the Planning Portal under reference PP-13060534.

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 £70.00 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), Guy Bransby (07709 331 014 / guy.bransby@montagu-evans.co.uk) or Phoebe Milner (phoebe.milner@montagu-evans.co.uk / 07836 711 026) in the first instance.

Yours sincerely,



MONTAGU EVANS LLP Enc.

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Enc.

Appendices 1 – Table of materials