

Application ref: 2023/5069/P  
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**Development Management**  
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Montagu Evans  
70 St Mary Axe  
London  
EC3A 8BE  
UK

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: Details of materials related to parts (a) (b) (e) (f) (g) (j) and (k) of condition 6 of planning permission 2020/4825/P dated 05/08/2022 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. 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 re-landscaping 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.

Drawing Nos: ORL-PER-XX-XX-TSS-K-001030- S4- C02; ORL-PER-XX-XX-TSS-K-001010 S4 C01; ORL-PER-XX-XX-TSS-K-000060 S4 C03; ORL-IBI-XX-XX-TRP-A-251103 P02; ORL-PER-XX-XX-TSS-K-002051-S4 C01; ORL-PER-XX-XX-TSS-K-000050-S4-C01; ORL-PER-XX-XX-TSS-K-002030-S4-C01; ORL-PER-XX-XX-TSS-K-090100-S4-C02; ORL-PER - XX-XX-TSS-K-004010-S4-C05; Appendix 1 façade materials schedule; ORL-PER-XX-XX-TSS-K-002045-S4-C01; ORL-IBI-XX-XX-TRP-A-251102-P04;

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

Informative(s):

- 1 Details of materials related to parts (a) (b) (e) (f) (g) (j) and (k) of condition 6 of planning permission 2020/4825/P dated 05/08/2022 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. 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 re-landscaping 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.

Condition 6a) relates to the windows, ventilation grills, external doors and soffit/under-croft detailing. In relation to the windows, both the Clear DGU glass and the Fritted Glass as well as the framing detail have been shown to planning officers who consider the details to be acceptable. The external door package provides an acceptable level of detail to discharge this condition. The soffit and undercroft detail is also considered to be considered acceptable.

Condition 6b) relates to the cornice line details. From the information submitted in support of this application, the details are considered to be acceptable and consistent with that at the Full Planning Stage.

Condition 6e) relates to the manufacturer's specification detail of all facing materials. Officers have been on site and seen the sample panel which has been prepared as well as the samples of the different facing materials. Discussions between the planning officer and the design team have been ongoing about the terracotta cladding but Officers welcome the proposed Terracotta Gloss RAL 9001 Cream sample chosen. The façade cladding colours are also considered to be acceptable due to their consistent approach with the main design.

Condition 6f) relates to a sample elevation panel being provided on site. Officers can confirm that a sample elevation panel has been provided on site and Officers are satisfied that the proposed materials echo that of the sample panel.

Condition 6g) relates to the external louvres. There are a number of louvres proposed across different elements of the scheme. The documents included within this permission explain the rationale for each type of louvre. proposed aluminium louvres are considered to be acceptable.

Condition 6 j) relates to the vision glass to the ground and lower ground floor levels. Information about the plain glass and the fritted glass has been submitted and it is considered that the proposals are considered acceptable.

Condition 6 k) relates to details of the terracotta panels. A full drawing pack has been submitted alongside the application. It is considered that the details are consistent with the parent permission. The colours for the louvres relate to the location and the requirement and these are considered to be acceptable.

The submission documents have also been assessed by the Urban Design Officer who worked on the scheme. The palette of materials as well as the detail of the materials is considered to be accordance with the intent of the original permission and good quality materials.

The remaining parts of the condition 6 ( c), (d), (h), and (i) are outstanding and are required to be discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and street scene or on neighbouring amenity.

- 2 The proposed details are in general accordance with policies D1, D2, A1, T1 and CC5 of the London Borough of Camden Local Plan 2017.
- 3 You are reminded that conditions 6 (parts ( c), (d), (h), and (i) 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 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer