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Via Planning Portal Ref. PP-13296246

05 August 2024

Dear Ewan,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
DISCHARGE OF CONDITION 11 (PART B) 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 11 (Part B) 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 11**

Condition 11 (Part B) requires that:

*“No demolition (other than site preparation or investigation works) shall take place until a written scheme of historic building investigation (HBI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and*

*A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works, approved under applications 2022/3606/P dated 26/10/2022*

*B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.”*

This application aims to discharge part B of condition 11 as set out above. Part A has already been discharged under reference 2022/3606/P dated 26/10/2022 with submission and approval of the Stage 1 Written Scheme of Investigation prepared by AECOM.

To fully satisfy the remainder of the condition, a post-excavation assessment and updated project design report prepared by MOLA has been submitted as part of this application.

#### **Application Procedure**

The application has been submitted via the Planning Portal under reference PP-13296246.

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](mailto:emily.disken@montagu-evans.co.uk)) or Phoebe Milner (07836 711026 / [phoebe.milner@montagu-evans.co.uk](mailto:phoebe.milner@montagu-evans.co.uk)) in the first instance.

Yours sincerely,



**MONTAGU EVANS LLP**

**Enc.**