

Application ref: 2024/2357/P  
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**Development Management**  
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Montagu Evans  
70 St Mary Axe  
London  
London  
W1J 8BA

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 pursuant to condition 17 (Green and Brown roofs) of planning permission 2020/4825/P dated 05/08/2022 (as amended by 2023/2246/P dated 29/11/2024) 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-IBI-XX-11-DDT-A-301557 (P02), ORL-IBI-XX-XX-DSE-A-301500 (P02), ORL-IBI-XX-07-DPL-L-100103 (C01), ORL-IBI-XX-06-DPL-L-100201 (P05), ORL-IBI-XX-06-DPL-L-100102 (C01), ORL-IBI-EX-06-DPL-L-100203 (P02), ORL-IBI-XX-11-DPL-A-301211 (C03), ORL-IBI-XX-08-DDT-A-301552 (C02), ORL-IBI-XX-07-DPL-A-301207 (C04), ORL-IBI-XX-07-DDT-A-301542 (C02), ORL-IBI-XX-06-DPL-A-301206 (C04), ORL-IBI-EX-06-DDT-L-100303 (P08),

ORL?IBI?XX?ZZ?DPL?A?301001 (C03)

Cover Letter (04/06/2024), Specification Clause Q30 Seeding, turfing document, Specification Clause Q50 Site, street furniture, equipment document, Specification Clause Q37 Green Roofs document, Specification Clause Q28 Topsoil and soil ameliorants document

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

Informative(s):

1 Reasons for granting permission/consent-

Details of a green/brown roofs have been submitted to discharge condition 17 of planning permission 2020/4825/P dated 05/08/2022 (as amended by 2023/2246/P dated 29/11/2024). In accordance with the Council's Energy Efficiency and Adaption CPG document, the proposed green roofs have a suitable substrate depth, acceptable maintenance plan which is considered sufficient to demonstrate that the roof will be adequately maintained and good wildflower species which will enhance the biodiversity and visual amenity of the site.

Council's Tree Officer has assessed the details and recommends the proposal for approval.

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 building and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 2 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), 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer