

Application ref: 2024/3373/P  
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**Development Management**  
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Montagu Evans  
70 St Mary Axe  
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 part C of condition 10 (Archaeology) 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:

Post Excavation Assessment (July 2024), Cover Letter (05/08/2024).

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

Informative(s):

1 Reasons for granting permission:

This application seeks to discharge part C of condition 10 of planning permission 2020/4825/P dated 05/08/2022 (as amended by 2023/2246/P dated 29/11/2024), which requires the submission and approval of a programme of post-investigation assessment and subsequent analysis. Parts A and B have already been discharged under references 2022/3889/P and 2023/0623/P, respectively. To satisfy the requirements of part C, the applicant has provided a post-excavation assessment and updated project design report.

In consultation with Historic England's Greater London Archaeological Advisory Service (GLAAS), the documents have been reviewed and are considered acceptable. GLAAS have therefore recommended approval of the Post-Excavation Assessment and its programme to complete analysis, publication, dissemination, and archiving of the archaeological investigation. This position is accepted by the Council and the condition can therefore be discharged.

The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity. The full impact of the proposed development has already been assessed as part of application 2020/4825/P.

On this basis, the submitted details are sufficient to discharge part C of condition 10 and are in general accordance with Policies D1 and D2 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), 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 2023.

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 be 'DRP', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer