

PD14888/GB/JC/PM

Email: guy.bransby@montagu-evans.co.uk
jenni.cooper@montagu-evans.co.uk
phoebe.milner@montagu-evans.co.uk

70 St Mary Axe,
London,
EC3A 8BE
Tel: 020 7493 4002
www.montagu-evans.co.uk

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

FAO: Mr E Campbell

15 January 2025

Dear Ewan,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
SUBMISSION OF A SECTION 96A APPLICATION TO PLANNING PERMISSION REF: 2023/2246/P**

On behalf of our client, Bouygues UK ("the Applicant"), we write seeking a non-material amendment ("this / the Application") to planning permission ref. 2023/2246/P ("the Approved Scheme") granted on 29 November 2023 in relation to the site at St Pancras Hospital, 4 St Pancras Way, London, NW1 0PE ("the Site").

A site location plan identifying the site is submitted with this Application.

The description of development as listed on the decision notice states:

"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."

This application seeks to amend Condition 2 of planning permission ref. 2023/2246/P which permits the development to be carried out in accordance with the drawings, documents and specifications listed on the decision notice. This application seeks approval for revised drawings, which intend to supersede the currently approved planning permission drawings.

This submission follows pre-application discussions with London Borough of Camden officers, including the Council's Design Officer on 18th July 2024, as well as subsequent email correspondence.

Power to Make Amendments Under S96A

Section 96a of the Town and Country Planning Act gives the power to the Local Planning Authority to *"make change to any planning permission...if they are satisfied that the change is not material"*.

S.96A(2) states that:

"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."

The National Planning Policy Practice Guidance (Reference 17a-002-20140306) also confirms that:

"There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another."

Proposed Amendments

The proposed amendment relates to a material change to the rooftop structural steelwork finish. The structural steelwork frame floats over the plantroom screens forming a 'halo' at the top of the building, it provides an aesthetic feature to frame the top of the building, as well as a structure to support the photovoltaic ('PV') array which forms an integral part of the sustainability strategy for the new Oriel healthcare facility.

Originally, the steelwork was specified as a Polyester Powder Coating ('PPC') finish. The PPC finish was originally selected due to its aesthetic appeal and protective properties. However, it is now proposed to change this finish to galvanised steel with a mill finish effect.

This proposed change follows an extensive review during the design development phase, highlighting the benefits of galvanised steel in terms of practical buildability, enhanced durability, maintenance, life cycle and cost savings whilst maintaining the visual and functional integrity of the project. The key and annotations on the affected approved drawings have been revised to reflect this change in material finish.

Overall, the proposed amendments will enhance the design and functionality of the building to ensure that an optimum scheme is delivered, without materially amending the Approved Scheme.

Enclosed Documentation

Please find enclosed the following information, which has been submitted online via the Planning Portal:

1. Schedule of Required Information prepared by Montagu Evans;
2. Covering Letter including Planning Assessment (i.e. this letter) prepared by Montagu Evans;
3. Application Form and Ownership Certificate prepared by Montagu Evans;
4. Site Location Plan prepared by IBI Architects;
5. Application Drawings prepared IBI Architects; and

6. Design and Access Statement Addendum prepared by IBI Architects.

Application Procedure

The application has been submitted via the Planning Portal under reference PP-13651849.

The application fee of £293.00 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 admin fee.

We look forward to receiving confirmation of validation shortly.

If you have any outstanding queries on this matter, please contact Jenni Cooper (07385 932 401 / jenni.cooper@montagu-evans.co.uk) or Phoebe Milner (phoebe.milner@montagu-evans.co.uk / 07836 711026) in the first instance.

Yours sincerely,

Montagu Evans

MONTAGU EVANS LLP

Enc.