

Application ref: 2024/2631/P
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Montagu Evans
70 St Mary Axe
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EC3A 8BE

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 (c) and (d) of condition 6 (Materials) 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-06-DPL-K-110116 P01, ORL-PER-XX-06-DDT-K-121100 C02, ORL-PER-XX-06-DDT-K-121102 C01, ORL-IBI-XX-XX-DEV-A-251227 P02, ORL-IBI-XX-XX-DEV-A-251226 P02, ORL-IBI-XX-XX-DEV-A-251229 P02, ORL-IBI-XX-XX-DEV-A-251228 P04,

Cover Letter (13/06/2024), Wayfinding, External Building Signage Report P05
(17/10/2024)

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

Informative(s):

1 Reasons for granting permission

Details of parts C and D of condition 6 (materials) planning permission 2020/4825/P dated 05/08/2022 (as amended by 2023/2246/P dated 29/11/2023) have been submitted. This application looks to partially discharge condition 6. These points of condition 6 relate to details of ground floor façade details, building signage and wayfinding as well as balustrading of terraces and balconies.

In consultation with the Council's Urban Design team, the details of the ground façade are acceptable and accord with the original details of the permission. The balustrading is also acceptable and accords with the previous permission. The materiality remains acceptable and of high quality.

The building signage and wayfinding strategy has been assessed and is clear and legible to understand. There are dedicated signs proposed for different parts of the building as well as other statutory signs which are proposed across the ground floor façade. Overall this appears to cover the main issues and the Council is satisfied that wayfinding and signs are acceptable.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 6 (parts (h), and (i) detailed drawings), 8 (lighting strategy), 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer