

Application ref: 2025/0263/P  
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**Development Management**  
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Montagu Evans LLP  
70 St Mary Axe  
London  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**St Pancras Hospital**  
**4 St Pancras Way**  
**London**  
**NW1 0PE**

Proposal: Amendments (alteration to the proposed rooftop structural steelwork finish) to planning permission 2023/2246/P dated 29/11/23 which varied 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 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 (summary).

Drawing Nos: Superseded Drawings:

ORL-IBI-ZZ-ZZ-DEV-A-251601 P03, ORL-IBI-ZZ-ZZ-DEV-A-251602 P03, ORL-IBI-ZZ-ZZ-DEV-A-251603 P03, ORL-IBI-ZZ-ZZ-DEV-A-251604 P02, ORL-IBI-ZZ-ZZ-DEV-A-251605 P03, ORL-IBI-ZZ-ZZ-DEV-A-251606 P02, ORL-IBI-ZZ-ZZ-DEV-A-251607 P01, ORL-IBI-ZZ-ZZ-DEV-A-251608 P01, ORL-IBI-ZZ-ZZ-DEV-A-251609 P01, ORL-IBI-ZZ-ZZ-DSE-A-251751 P03, ORL-IBI-ZZ-ZZ-DSE-A-251752 P03, ORL-IBI-ZZ-ZZ-DSE-A-251761 P01, ORL-IBI-ZZ-ZZ-DSE-A-251762 P03, ORL-IBI-ZZ-ZZ-DSE-A-251763 P03, ORL-IBI-ZZ-ZZ-DSE-A-251764 P01

Proposed Drawings:

ORL-IBI-EX-XX-DPL-A-101130 P02, ORL-IBI-ZZ-ZZ-DEV-A-251601 P04, ORL-IBI-ZZ-ZZ-DEV-A-251602 P04, ORL-IBI-ZZ-ZZ-DEV-A-251603 P04, ORL-IBI-ZZ-ZZ-DEV-A-251604 P03, ORL-IBI-ZZ-ZZ-DEV-A-251605 P05, ORL-IBI-ZZ-ZZ-DEV-A-251606 P03, ORL-IBI-ZZ-ZZ-DEV-A-251607 P02, ORL-IBI-ZZ-ZZ-DEV-A-251608 P02, ORL-IBI-ZZ-ZZ-DEV-A-251609 P02, ORL-IBI-ZZ-ZZ-DSE-A-251751 P04, ORL-IBI-ZZ-ZZ-DSE-A-251752 P04, ORL-IBI-ZZ-ZZ-DSE-A-251761 P02, ORL-IBI-ZZ-ZZ-DSE-A-251762 P04, ORL-IBI-ZZ-ZZ-DSE-A-251763 P04, ORL-IBI-ZZ-ZZ-DSE-A-251764 P02

NMA Drawing List Document, Covering Letter (15/01/2025), Design and Access Statement (December 2024)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, Condition 2 of planning permission 2023/4825/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

#### Approved Drawings:

Site Location Plan; Cover letter dated, ORL-IBI-EX-XX-DPL-A-101130 P02, ORL-IBI-ZZ-B1-DPL-A-250308 P03; ORL-IBI-ZZ-B1-DPL-A-250309 P03; ORL-IBI-ZZ-B1-DPL-A-250310 P03; ORL-IBI-ZZ-B1-DPL-A-250311 P01; ORL-IBI-ZZ-B1-DPL-A-250312 P01; ORL-IBI-ZZ-B1-DPL-A-250313 P01; ORL-IBI-ZZ-B1-DPL-A-250314 P01; ORL-IBI-ZZ-B1-DPL-A-250315 P01; ORL-IBI-ZZ-B1-DPL-A-250316 P01; ORL-IBI-ZZ-B1-DPL-A-250317 P01; ORL-IBI-ZZ-B1-DPL-A-250318 P01; ORL-IBI-ZZ-B1-DPL-A-250319 P01; ORL-IBI-ZZ-B1-DPL-A-250320 P01; ORL-IBI-ZZ-B1-DPL-A-250321 P01; ORL-IBI-ZZ-LG-DPL-A-250208 P03; ORL-IBI-ZZ-LG-DPL-A-250209 P03; ORL-IBI-ZZ-LG-DPL-A-250210 P01; ORL-IBI-ZZ-LG-DPL-A-250211 P01; ORL-IBI-ZZ-LG-DPL-A-250212 P01; ORL-IBI-ZZ-LG-DPL-A-250213 P01; ORL-IBI-ZZ-LG-DPL-A-250214 P01; ORL-IBI-ZZ-LG-DPL-A-250215 P01; ORL-IBI-ZZ-LG-DPL-A-250216 P01; ORL-IBI-ZZ-LG-DPL-A-250217 P01; ORL-IBI-ZZ-LG-DPL-A-250218 P01; ORL-IBI-ZZ-LG-DPL-A-250219 P01; ORL-IBI-ZZ-LG-DPL-A-250220 P01; ORL-IBI-ZZ-ZZ-DSE-A-251751 P04; ORL-IBI-ZZ-ZZ-DSE-A-251752 P04; ORL-IBI-ZZ-ZZ-DSE-A-251761 P02; ORL-IBI-ZZ-ZZ-DSE-A-251762 P04; ORL-IBI-ZZ-ZZ-DSE-A-251763 P04; ORL-IBI-ZZ-ZZ-DSE-A-251764 P02; ORL-DEV-ZZ-ZZ-DEV-A-251601 P04; ORL-DEV-ZZ-ZZ-DEV-A-251602 P04; ORL-IBI-ZZ-ZZ-DEV-A-251603 P04; ORL-IBI-ZZ-ZZ-DEV-A-251604 P03; ORL-IBI-ZZ-ZZ-DEV-A-251605 P05; ORL-IBI-ZZ-ZZ-DEV-A-251606 P03; ORL-IBI-ZZ-ZZ-DEV-A-251607 P02; ORL-IBI-ZZ-ZZ-DEV-A-251608 P02; ORL-IBI-ZZ-ZZ-DEV-A-251609 P02; ORL-IBI-XX-XX-DEV-A-251643 P01; ORL-IBI-XX-UG-DPL-A-251306 P01;

#### Supporting Documents:

Air Quality Assessment ORL-INF-XX-XX-RP- PL- 120 dated October 2020;  
Arboricultural Impact Assessment ORL-INF-XX-XX-RP- PL-130 dated October 2020; Archaeological Desk Based Assessment ORL-INF-XX-XX-RP- PL-140

dated October 2020; Bat Survey ORL-INF-XX-XX-RP- PL-150-2019 dated October 2020; Basement Impact Assessment ORL-INF-XX-XX-RP-PL-330 Revision 5.0 dated May 2021; Desktop Ground Movement Assessment rev.2.0 dated May 2021; Basement Impact Assessment Proforma ORL-INF-XX-XX-RP- PL-335 dated October 2020; Biodiversity Net Gain Assessment ORL-INF-XX-XX-RP- PL-160-Metric 2.0 dated October 2020; Circular Economy Statement ORL-INF-XX-XX-RP- PL- 180 dated October 2020; Covering Letter ORL-INF-XX-XX-RP- PL-010 dated 16th October 2020; Daylight, Sunlight and Overshadowing Report ORL-INF-XX-XX-RP-PL-190 Revision 1.0 dated February 2021; Delivery and Servicing Plan ORL-INF-XX-XX-RP- PL-200 dated October 2020; Design and Access Statement ORL-INF-XX-XX-RP- PL-100 Rev P04 dated 15.10.20; Designing Out Crime Statement ORL-INF-XX-XX-RP- PL- 105 dated November 2020; Energy Strategy ORL-INF-XX-XX-RP- PL- 220 dated October 2020; External Lighting Assessment ORL-INF-XX-XX-RP- PL-280 dated October 2020; Fire Safety Statement ORL-ACM-XX-RP-Y-000001\_S3\_Fire Safety Statement dated January 2022; Flood Risk Assessment and Drainage Strategy ORL-INF-XX-XX-RP- PL- 240 dated May 2021 rev 1.0; Illustrative Parameters Plan for remaining site (1906\_P\_0001, 1906\_P\_0002, 1906\_P\_0003 Rev A); Landscape Design Report ORL-INF-XX-XX-RP- PL- 270 dated October 2020; Noise and Vibration Assessment ORL-INF-XX-XX-RP- PL-290 dated October 2020; Operational Recycling and Waste Management Plan ORL-INF-XX-XX-RP- PL- 370 dated October 2020; Outline Construction Management Plan ORL-INF-XX-XX-RP- PL-170 dated May 2021 rev 1.0; Phase 1 Geotechnical and Geoenvironmental Desk Study Report ORL-INF-XX-XX-RP- PL- 260 dated October 2020; Planning Statement ORL-INF-XX-XX-RP- PL-110 dated October 2020; Preliminary Ecological Appraisal Report ORL-INF-XX-XX-RP- PL-320 dated October 2020; Social, Economic and Health Impact Report ORL-INF-XX-XX-RP- PL-210 dated October 2020; Statement of Community Involvement ORL-INF-XX-XX-RP- PL-310 dated October 2020; St Pancras Hospital Operational Strategy (Camden & Islington NHS Foundation Trust supporting letter); Sustainability Statement ORL-INF-XX-XX-RP- PL- 340 dated October 2020; Townscape, Heritage and Visual Impact Assessment ORL-INF-XX-XX-RP- PL- 250 dated November 2020; Transport Assessment ORL-INF-XX-XX-RP- PL- 350 dated October 2020; Travel Plan ORL-INF-XX-XX-RP- PL- 360 dated October 2020; Tree Survey Report ORL-INF-XX-XX-RP- PL-135 dated October 2020; Wind Microclimate Assessment ORL-INF-XX-XX-RP- PL dated October 2020; Whole life carbon assessment Report dated March 2021; Updated areas schedule 210312 Rev J.

Reason: For the avoidance of doubt and in the interest of proper planning.

Post submission technical queries and notes: Air Quality Responses via Email at 13:04 on 09/02/2021; Archaeology Responses via Email at 16:06 on 09/02/2021; Biodiversity technical note dated February 2021; City Road Floorspace via Email at 16:09 on 07/12/2020; Energy and sustainability technical note dated March 2021; Flood Risk Assessment and Drainage Strategy technical note #1 dated February 2021; Last Half Mile Proposed Green Line 1/2 Figure: 60588325-GL-001\_Highway Boundary dated 15/02/2022; Last Half Mile Proposed Green Line 2/2 Figure: 60588325-GL-001\_Highway \_Boundary dated 15/02/2022; Proposed Highway to be Stopped Up (Ref: 60588325-SU-001 Rev B); 29.04.21 Response Note to TfL; Design and Access Statement Addendum ORL-INF-XX-XX-RP-PL-100-AD Rev P01 dated 30.04.21; CMS Summary of the Collaboration Agreement between C&I,

KC (SPH) Limited Partnership and Moorfields Eye Hospital NHS Foundation Trust  
- 'Letter to Guy Bransby - 20.04.2021; Decant Programme Summary 220111 V2;

Landscape Design (Arboriculture) technical note dated March 2021; Thames Water Comments - TW reference 2020/4825/P via Email at 17:14 on 23/02/2021; Thames Water Comments via Email at 15:08 on 09/02/2021; Thames Water letter DS6081542\_Pre Dev Capacity letter\_red dated 26 February 2021; Townscape, Heritage and Visual Impact Assessment Addendum dated February 2021; Transport Last Half Mile - Green Line Proposals 0046801-3608 Revision P01 dated 1 March 2021; Transport note TN001: Responses to LB Camden Comments dated 5 February 2021; Transport note TN002: Response to LB Camden Comments - Mode Share dated 18 Feb 2021; Transport note TN003: Patient Travel Behaviour dated February 2021; Transport note TN004: Travel Behaviour Survey Results dated 22 March 2021; Transport Note TN005: Alternative Transport Provision dated 22 April 2021; Transport Note TN006: Last Half Mile Bus Stops V1.0 dated 15 December 2021; Transport Technical Queries on Cycle Provision dated March 2021; Transport: Outline Construction Management Plan ORL-INF-XX-XX-RP-PL-170 Revision 1.0 dated March 2021; SPH Patient Safety Group Terms of Reference V6 dated January 22 and Inpatient Services update dated January 2022;2) Colonnade Area - plan number 60588325-SU-006 Rev A;

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

##### 1 Reasons for granting permission.

The proposed amendment relates to a change to the material of the rooftop structural steelwork finish, all other elements of the proposals would remain as previously approved. Adjustments to this particular element of the scheme is required due to the scheme progressing through the detailed design stage and involve altering the steelwork frame's material from powder coated (PPC finish) to a galvanised steel finish.

The structural steelwork frame floats over the plantroom screens forming a 'halo' at the top of the building and provides both an aesthetic feature to frame the top of the building and the 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 finish was specified as a Powder Coated (PPC) finish. It is now proposed to change this finish to galvanised steel with a mill finish effect. This modification aims to enhance the durability and maintenance aspects of the supporting framework while maintaining the visual and functional integrity of the project.

The change is considered minor and would not materially affect the external appearance of the building. The proposals are at rooftop level and are not highly visible from the ground. The change is only altering the type and colour of steel which is considered acceptable. The context of the overall scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved development.

None of the proposed changes would cause undue harm to the visual and residential amenities of nearby and neighbouring properties. The proposed changes do not conflict with the development plan policies; cause a need for new planning conditions; or exacerbate any concerns which may have been raised by third parties at the original planning application stage.

No objections have been received. The planning history of the site and surrounding area were taken into account.

The full impact of the scheme has already been assessed by virtue of the previous approvals. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development. It is considered that the changes can be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 29/11/2023 under reference number 2023/2246/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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