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Via Planning Portal Ref. PP-13818401

05 March 2025

Dear Laura,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
DISCHARGE OF CONDITION 27 PURSUANT TO PLANNING PERMISSION REF: 2023/2246/P**

On behalf of our client, Moorfields Eye Hospital NHS Foundation Trust ('Moorfields'), University College London ('UCL') Institute of Ophthalmology ('IoO') and Moorfields Eye Charity ('MEC') ('the Applicant'), we hereby apply to discharge condition 27 of planning permission 2023/2246/P, dated 29 November 2023. Permission was granted for:

*“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.”*

**Condition 27**

Condition 27 requires that:

*“The development shall not be occupied until confirmation has been provided that either: all surface water network upgrades required to accommodate the additional flows from the development have been completed; or, a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.*

*Reason: The development may lead to network capacity issues and reinforcement works may be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.”*

In accordance with the above, the ‘Pre-planning Enquiry: Confirmation of Sufficient Capacity’ letter provided by Thames Water establishes that there is sufficient sewerage capacity in the adjacent combined water sewer network to serve the development. The Thames Water letter, ‘Notice of Consent to Indirectly Connect to a Public Sewer,’ confirms that Thames Water have provided conditional consent for the proposed indirect connections(s) to the public sewer. The above documentation should be sufficient to discharge condition 27.

#### **Application Procedure**

The application has been submitted via the Planning Portal under reference PP-13818401.

The application fee of £145.00 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 £70.00 admin fee.

We would be grateful if Camden Council could confirm that the application is complete, and we look forward to receiving confirmation of validation shortly. If you have any outstanding queries on this matter, please contact Jenni Cooper (07385 932401/ [jenni.cooper@montagu-evans.co.uk](mailto:jenni.cooper@montagu-evans.co.uk)) or Phoebe Milner ([phoebe.milner@montagu-evans.co.uk](mailto:phoebe.milner@montagu-evans.co.uk) / 07836 711 026) in the first instance.

Yours sincerely,



**MONTAGU EVANS LLP Enc.**

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**Enc.**

Appendices 1 – Document Schedule

**Appendix 1 – Document Schedule**

<b>No.</b>	<b>Document Title</b>	<b>Prepared by</b>
1	Pre-Planning Enquiry: Confirmation of Sufficient Capacity Letter	Thames Water
2	Notice of Consent to Indirectly Connect to a Public Sewer Letter	Thames Water