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Via Planning Portal Ref. PP-13991768

09 May 2025

Dear Laura,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF CONDITION 33 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 33 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 33

Condition 33 requires that:

“Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.”

In accordance with the above, detailed plans have been provided showing the location and extent of photovoltaic cells, including:

- Solar photovoltaic system roof layout (Drawing Reference: ORL-ADX-XX-11-DPL-E-000001 Rev C02) prepared by Adexsi UK,
- Solar photovoltaic system schematic (Drawing Reference: ORL-ADX-XX-11-GSE-E-100001 Rev C02) prepared by Adexsi UK,
- PVSOL Report (Document Reference: ORL-ADX-XX-XX-TRP-E-000002 Rev C02 dated 21/03/2025) prepared by Bouyges UK / Adexsi UK; and
- A key to identify the colours used on the drawings.

At the planning application stage, the anticipated PV Output was 159.3 kWp and the PV surface area was anticipated to be 864 m² (please refer to Energy Statement dated October 2020 for full details). The detailed plans submitted under this discharge of condition application confirm a PV output of 164.85 kWp, and a PV surface area of 697.2 m². Therefore, whilst the panel surface area has been reduced, the proposed output in terms of electricity generation is anticipated to be higher.

Application Procedure

The application has been submitted via the Planning Portal under reference PP-13991768.

The application fee of £298.00 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 2025 (as amended). An electronic payment for this amount has been made at the time of submission, including the £85 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 932 401 / jenni.cooper@montagu-evans.co.uk) or Phoebe Milner (07836 711 026/ phoebe.milner@montagu-evans.co.uk) in the first instance.

Yours sincerely,



MONTAGU EVANS LLP

Enc.