

Application ref: 2025/1052/P  
Contact: Laura Dorbeck  
Tel: 020 7974 1017  
Email: [Laura.Dorbeck@camden.gov.uk](mailto:Laura.Dorbeck@camden.gov.uk)  
Date: 30 May 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Montagu Evans LLP  
70 St Mary Axe  
London  
EC3A 8BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal:

Evidence of sewerage capacity required by condition 27 of planning permission 2023/2246/P dated 29/11/2024 (which amended 2020/4825/P) 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: Letter reference PD13442/GB/JC/PM dated 5 March 2025, Letter from Thames Water dated 26 February 2021 titled 'Pre-planning enquiry: Confirmation of sufficient capacity', Letter from Thames Water dated 3 July 2023 titled 'Notice of consent to indirectly connect to a public sewer'.

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

Informative(s):

- 1 Reasons for granting approval

Condition 27 required the submission of evidence of Thames Water sewerage capacity, either by way of confirmation that all surface water network upgrades required to accommodate the additional flows from the development have been completed; or, the submission of a housing and infrastructure phasing plan that has been agreed with Thames Water to allow additional properties to be occupied.

To discharge the condition, the applicant has submitted a letter by Thames Water confirming there is sufficient sewerage capacity in the adjacent combined water sewer network to serve the development. A Thames Water 'Notice of Consent to Indirectly Connect to a Public Sewer,' has also been submitted which confirms that Thames Water have provided conditional consent for the proposed indirect connections(s) to the public sewer.

Thames Water were consulted, and after clarification of details by the applicant, have confirmed that the information submitted is sufficient to discharge the condition.

The submitted details have therefore sufficiently demonstrated that the development will not lead to network capacity issues and would avoid sewer flooding and/or potential pollution incidents, and as such, are in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6 (parts (c), (d), (h), and (i) detailed drawings), 8 (lighting strategy), 14 (landscaping), 16 (trees), 18b (Biodiversity enhancements), 20 (site contamination), 25 (SUDS), 28 (impact piling), 31 (air monitoring), 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.

Details relating to condition 33 (PV cells) have been submitted and are being considered.

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



Daniel Pope  
Chief Planning Officer