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Via Planning Portal Ref. PP-11544541

16 September 2022

Dear Jennifer,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF CONDITION 18 PURSUANT TO PLANNING PERMISSION REF: 2020/4825/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 18 of planning permission 2020/4825/P, dated 5th August 2022. Permission was granted 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 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."

Condition 18

Condition 18 requires that:

"A) Prior to commencement of demolition works (other than site preparation and investigation), an ecological enhancement plan shall be submitted to and approved in writing by the local planning authority. Details shall

include a methods statement for the demolition of buildings and removal of vegetation that have are potentially suitable as bird or bat habitat;

B) Prior to commencement of above ground construction, further details shall be submitted to include specification and locations of the biodiversity enhancements on the proposed buildings (including bird and bat boxes) appropriate to the development's location, scale and design.

The works shall be implemented in accordance with the approved plans and measures shall be installed prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policies D1 and A3 of the Camden Local Plan 2017."

In accordance with the Condition 18, an Ecological Enhancement Plan (including specification and locations of the biodiversity enhancements) has been prepared by Thomson Environmental Consultants. For ease of reference, the application is also supported by the following documents, which were approved under planning permission 2020/4825/P and are listed on the decision notice:

- Arboricultural Impact Assessment dated October 2020 (ref. ORL-INF-XX-XX-RP-PL-130), prepared by AECOM;
- Bat Survey Report dated October 2020 (ref. ORL-INF-XX-XX-RP-PL-150-2019), prepared by AECOM;
- Preliminary Ecological Appraisal Report dated October 2020 (ref. ORL-INF-XX-XX-RP-PL-320), prepared by AECOM; and
- Response to Technical Queries on Biodiversity dated February 2021, prepared by AECOM.

Application Procedure

The application has been submitted via the Planning Portal under reference PP-11544541.

The application fee of £116.00 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 2012 (as amended). An electronic payment for this amount has been made at the time of submission, including the £32.20 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 Guy Bransby (07709 331 014 / guy.bransby@montagu-evans.co.uk) in the first instance.

Yours sincerely,



MONTAGU EVANS LLP

Enc.