

Application ref: 2022/3606/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Montagu Evans
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
4 St Pancras Way
London
NW1 0PE

Proposal:

Details of written scheme of historic building investigation (WSI) required by condition 11a of planning permission 2020/4825/P dated 05/08/2022 for 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, plus associated site re-landscaping works etc.

Drawing Nos: Written Scheme of Investigation for Historic Building Recording by Aecom dated December 2021; Covering letter by Montague Evans dated 19/08/2022.

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

Informative(s):

1 Reasons for granting approval:

An Archaeological Written Scheme of Investigation (WSI) has been submitted to discharge condition 11a. The document has been reviewed by the Greater London Archaeological Advisory Service (GLAAS) who have confirmed that it

accords with relevant standards and guidance and that it is in compliance with the requirements of condition 11a. The submitted WSI can therefore be approved.

GLAAS have advised that once the WSI has been approved, the start date should be communicated by the archaeological practice, and that GLAAS will conduct monitoring visits. The archaeological condition will not be fully satisfied and discharged until all works are complete, including any post-excavation assessment / analysis leading to publication.

The full impact of the proposed development has already been assessed during the determination of the original application.

As such, the submitted details are in general accordance with policy D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Condition 6 (Samples of materials); Condition 8 (Lighting strategy); Condition 9 (Refuse and recycling); Condition 10a (Stage 2 WSI statement of significance and research objectives); Condition 10b (Stage 2 WSI programme for delivering public benefits); Condition 10c (Stage 2 WSI post investigation assessment and analysis); Condition 11b (Historic Building Investigation programme for post investigation assessment); Condition 12 (Fire statement); Condition 13 (Suitably qualified chartered engineer); Condition 14 (Hard and soft landscaping); Condition 16 (Tree planting); Condition 17 (Green and brown roof); Condition 25 (SuDS); Condition 26 (wastewater network upgrades); Condition 27 (surface water network upgrades); Condition 28 (Piling method statement); Condition 29 (mechanical ventilation); Condition 30 (Back-up generation); Condition 31c (Monitoring Evidence); Condition 33 (Photovoltaic (PV) cells); Condition 34 (Cycling storage); Condition 37 (Whole life carbon assessment); and Condition 38 (Circular Economy Statement) of planning permission granted on 05/08/2022 (ref 2020/4825/P) are outstanding and require details to be submitted and approved.
- 3 Applications to discharge Conditions 10 (Stage 1 Written Scheme of Investigation); 18a and 18b (Ecological enhancement plan and biodiversity enhancements); 20 (Land contamination); 21 (Ground gas and vapour assessment); and 31b (Air quality) of planning permission granted on 05/08/2022 (ref 2020/4825/P) have been submitted to the Council and are pending consideration.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer