

Application ref: 2022/4093/P  
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**Development Management**  
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Montagu Evans  
70 St Mary Axe  
London  
EC3A 8BE  
UK

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**  
**Camden**  
**NW1 0PE**

Proposal:

Details of Ecological enhancement plan to include method statements for demolition of buildings and removal of vegetation required by condition 18a of planning permission 2020/4825/P dated 05/08/2022 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.

Drawing Nos:

Cover Letter dated 16th September 2022; 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.

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

Informative(s):

1 Reasons for granting consent:

The submitted Ecological Enhancement Plan (including specification and locations of the biodiversity enhancements) for Part A of Condition 18 has been reviewed by the Council's Environmental Biodiversity Officer who has confirmed that the report and submitted details are sufficient in demonstrating that the removal of existing habitats during demolition the demolition phase would be appropriate. The Officer has assessed the method statements for the demolition of building and removal of vegetation that are potentially suitable for bird and bat habitat and consider the proposals to be acceptable.

Appropriate consideration has been carried out and adequate control measures to meet the criteria set by Condition 18a. Further information prior to commencement of above ground construction, is required to be submitted to include specification and locations of the biodiversity enhancements on the proposed buildings (including bird and bat boxes), therefore this condition is only part discharged.

No objections were received prior to determination. The full impact of the proposed development has already been assessed.

As such, the proposed details are sufficient to partially discharge condition 18 and are in general accordance with policies A3 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 6 (detailed drawings), 8 (lighting strategy), 10 and 11 (Written scheme of investigation), 12 (fire Statement), 13 (basement engineer), 14 (landscaping), 16 (trees), 17 (green and brown roofs), 18b (Biodiversity enhancements), 20 (site contamination), 21 (radon gas investigation), 25 (SUDS), 26 and 27 (Thames Water), 28 (impact piling), 29 (mechanical ventilation), 31 (air monitoring), 33 (PV cells), 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.

- 3 You are reminded that if demolition has not taken place by May 2023, the Bat Survey hereby approved dated October 2020m would have to be repeated.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer