



Application ref: 2022/3889/P  
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Date: 21 November 2022

**Development Management**  
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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 stage 1 written scheme investigation (WSI) required by condition 10 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 re-landscaping 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: Written Scheme of Investigation for an Archaeological Evaluation prepared by Aecom dated September 2022; Covering letter prepared by Montague Evans dated 08/09/2022.

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

Informative(s):

1 Reasons for granting approval:-

A stage 1 Written Scheme of Investigation (WSI) has been submitted to discharge condition 10. 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 10. The submitted WSI can therefore be approved.

GLAAS have advised that once the start date is known this should be communicated by the archaeological practice to them and monitoring visits will be carried out. 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.

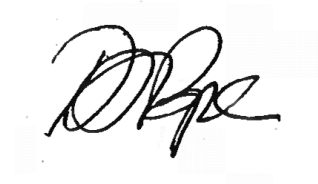
As such, the submitted details are in general accordance with Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 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 18b (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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is placed over a faint, light grey rectangular background.

Daniel Pope  
Chief Planning Officer