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**Via Planning Portal Ref. PP-11876737**

25 January 2023

Dear Jennifer,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
DISCHARGE OF CONDITION 12 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 12 of planning permission 2020/4825/P, dated 5<sup>th</sup> 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 12**

Condition 12 requires that:

*"Prior to the commencement of the relevant phase or plot (other than demolition, site clearance and ground works), a Fire Statement for the relevant phase or plot, in the form of an independent fire strategy produced by a*

*third party suitably qualified assessor shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:*

- 1. The building's construction: methods, products and materials used, including manufacturers' details;*
- 2. The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated evacuation strategy approach;*
- 3. Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;*
- 4. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;*
- 5. How provision will be made within the site to enable fire appliances to gain access to buildings; and*
- 6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.*

*The development shall be implemented in accordance with the approved Fire Statement and retained as such for the lifetime of the development."*

In accordance with the above, a Fire Statement has been prepared by BYUK.

#### **Application Procedure**

The application has been submitted via the Planning Portal under reference PP-11876737.

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](mailto:jenni.cooper@montagu-evans.co.uk)) or Guy Bransby (07709 331 014 / [guy.bransby@montagu-evans.co.uk](mailto:guy.bransby@montagu-evans.co.uk)) in the first instance.

Yours sincerely,



**MONTAGU EVANS LLP**

**Enc.**