

Application ref: 2022/4300/P
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Date: 8 February 2023

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Montagu Evans LLP
70 St Mary Axe
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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 ground gas and vapour assessment reports required by condition 21 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: Campbell Reith Consulting Engineers, Radon Assessment, reference 13932-CRH-XX-XX-RP-LQ-0003-Radon-Assessment.doc, dated 2nd September 2022; Campbell Reith Review of existing ground gas monitoring results, reference 13932-CRH-XX-XX-CO-LQ-0004_P2-Ground Gas Assessment.docx, dated 21st December 2022.

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

Informative(s):

- 1 Reasons for approval:

Condition 21 requires submission and approval of a ground gas and vapour assessment. An updated ground gas risk assessment has been undertaken, following an additional two rounds of monitoring on site. Both additional monitoring visits were undertaken during falling pressure conditions, and a maximum steady flow rate of 0.1l/hr has been reported (with the majority of visits below detection limit).

The additional monitoring undertaken by Harrison Group Environmental Ltd has recorded lower concentrations of carbon dioxide, compared to previous monitoring completed.

Overall, the lines of evidence provided within the updated report indicating a Characteristic Situation 1 classification are considered to be satisfactory. No plausible ground gas sources have been identified on- or off-site, and it is understood that the limited areas of made ground identified will be removed from site during the basement excavation. The radon assessment completed indicates the site is located in an area where less than 1% of homes are above the radon action level, and has assessed the site is at a low risk from the underlying geology.

A watching brief should be undertaken during the basement excavation in the event that any previously unidentified potential ground gas sources are identified (deeper made ground, high organic material etc.). An informative is added to that effect.

The Council's Contaminated Land Officer has reviewed the information and is satisfied with the information as submitted. Condition 21 can therefore be discharged.

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 accordance with policies A1 and CC4 of the London Borough of Camden Local Plan 2017.


- 2 You are reminded that conditions 6 (detailed drawings), 8 (lighting strategy), 10 and 11b (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), 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 A watching brief should be undertaken during the basement excavation in the event that any previously unidentified potential ground gas sources are identified (deeper made ground, high organic material etc.). The local authority should be contacted in the event of such soils being encountered.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer