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Via Planning Portal Ref. PP-11929971

10 February 2023

Dear Jennifer,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
DISCHARGE OF CONDITION 10 (STAGE 2 WSI) 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 10 (Stage 2 WSI) 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 10**

Condition 10 (Stage 2 WSI) requires that:

*“Prior to the commencement of development (other than site preparation or investigation works) a stage 1 written scheme of investigation (WSI) shall be submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.*

*If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:*

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- B. Where appropriate, details of a programme for delivering related positive public benefits.*
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.”*

In accordance with Condition 10 above, a Stage 1 Written Scheme of Investigation (‘WSI’) prepared by Aecom was approved under application ref. 2022/3889/P.

To fully satisfy the remainder of the condition, a Written Scheme of Investigation for a Stage 2 Mitigation Watching Brief has been prepared by Aecom which is submitted as part of this application.

### **Application Procedure**

The application has been submitted via the Planning Portal under reference PP-11929971.

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*

**MONTAGU EVANS LLP**

**Enc.**