

Application ref: 2023/0623/P
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Date: 23 February 2023

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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
Camden
NW1 0PE

Proposal:

Details of stage 2 written scheme investigation (WSI) required by condition 10B 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: A Written Scheme of Investigation for a Stage 2 Mitigation Watching Brief Moorfields Eye Hospital NHS Foundation Trust (MEH) - AECOM, February 2023.

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

Informative(s):

- 1 Reasons for granting approval:-
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A Stage 2 Written Scheme of Investigation (WSI) has been submitted to discharge condition 10B. 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 10B. The submitted WSI Stage 2 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 GLAAS officer will conduct monitoring visits on behalf of the Local Authority. The archaeological condition will not be fully satisfied and discharged until all works are complete, including any post-excavation assessment / analysis leading to publication in relation to part C of the condition.

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 Part C of this condition is outstanding. The archaeological condition will not be fully satisfied and discharged until all works are complete.
- 3 You are reminded that conditions 6 (detailed drawings), 8 (lighting strategy), 10c and 11b (Written scheme of investigation), 12 (fire Statement), 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.

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', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer