

Application ref: 2022/3943/P
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Montagu Evans
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
Camden
NW1 0PE

Proposal:

Details of Air Quality Measures required by Condition 31 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 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.
Drawing Nos: Technical Advice Note AS12666.220908.TN2 dated 12th September 2022; Background Dust and Vibration at St Pancras Hospital prepared by RVT Group; and Appendix 1 Proposals for Environmental Monitoring V3 prepared b Clarke Saunders.

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

Informative(s):

1 Reasons for approval:

Condition 31 relates to Air Quality. The Council's Air Quality Officer has reviewed the information and they are happy with the evidence provided and the approach taken by the site regarding Air Quality. They have also considered the baseline monitoring report which has been submitted showing 3 months of baseline data, which has been considered and found acceptable. Condition 31 of planning permission 2020/4825/P can therefore be discharged.

The full impact of the proposed development has already been assessed during the determination of the original application. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 2 The Air Quality data collected should be analysed and presented in the agreed action levels (15 minute and hourly averages, rather than daily) in the monthly AQ reports submitted to Airquality@camden.gov.uk.
- 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), 25 (SUDS), 26 and 27 (Thames Water), 28 (impact piling), 29 (mechanical ventilation), 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



Daniel Pope
Chief Planning Officer