

Application ref: 2022/3909/P  
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**Development Management**  
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Montagu Evans  
70 St Mary Axe  
London  
EC3A 8BE  
UK

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 site investigations of land contamination required by condition 20 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: Remediation Specification (Ref. 13931-CRH-XX-XX-SP-LQ-0001\_Rem Spec P4, dated September 2022), prepared by Campbell Reith; Phase 1 Geotechnical and Geo-environmental Desk Study Report (Ref. ORL-INF-XX-XX-RP-PL-260-Phase 1 Geotechnical and Geo-environmental Desk Study Report, dated October 2020), prepared by AECOM; Geotechnical and Geo-environmental Interpretative Report (Ref.

60588325-ACM-HGT-Z\_Z\_Z\_Z-RP-GIR-0001, dated September 2021), prepared by AECOM; Radon Assessment (Ref. 13932-CRH-XX-XX-CO-LQ-0003-Radon-Assessment, dated September 2022), prepared by Campbell Reith; Ground Gas Assessment (Ref. 13932-CRH-XX-XX-CO-LQ-0004-Ground Gas Assessment, dated September 2022), prepared by Campbell Reith;

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

Informative(s):

1 Reasons for approval:

Condition 20 relates to Site contamination. The Council's Contaminated Land Officer has reviewed the information and is in general agreement with the findings and conclusions from the AECOM interpretive report. Made ground has been recorded up to a maximum of 3.6m, with localised elevated PAH and TPH associated with tarmac encountered within the shallow soils. It is understood as part of the redevelopment that the majority of made ground will be removed as the proposal includes a basement. In addition, it is understood the majority of the site will be underlain by hardstanding/buildings. The remediation specification is considered to be appropriate and no remediation is considered to be required. Condition 20 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 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), 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 at the top left of the page.

Daniel Pope  
Chief Planning Officer