

Officer's Report

Application Number	HGY/2022/4287
Type	Approval of details reserved by a condition
Location	St John's Church and Hall, Acacia Avenue, London, N17 8LR, London
Proposal	Approval of details pursuant to condition 7 (c) (site investigation) and 8 (remediation of contamination) attached to planning permission HGY/2016/4095.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	01/12/2022
Applicant	Ms Aniekan Umoren
Agent	Mr Roger Molyneux

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Remodelling and extension to existing church. Demolition and replacement of existing hall on church site with new community facility / nursery. Proposed 22 new build residential units to church site and 10 new build residential units to Acacia Avenue site with a mix of 1, 2, 3, and 4 bedroom accommodation over 2 - 4 storeys. (Affecting Listed Building).

3. CONSULTATION RESPONSE

LBH (Pollution): No objection.

4. ANALYSIS/ASSESSMENT

Condition 7 reads:

Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site as per approval. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.

c) If the approved risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site as per approval.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with DM23 of the Councils Development Management DPD 2017

Condition 8 reads:

Before development is first occupied:

Where remediation of contamination on the site is required completion of the remediation detailed in the approved method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is first occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with DM23 of the Councils Development Management DPD 2017.

Pursuant to conditions 7 and 8 the applicant has provided details including plans/ reports verification. Following a series of meetings and discussion with council's officers -the Council' Pollution Officer is satisfied with the measures proposed and as such the conditions can be discharged. (Refer to email dated 16/02/2023 from Edward Ritchie)

5. RECOMMENDATION

GRANT DISCHARGE CONDITION