

Planning, Regeneration & Economy  
Level 6  
River Park House  
Wood Green  
N22 8HQ



14<sup>th</sup> April 2023

**Discharge of Conditions**  
23-23a High Street, Hornsey, N8 7QB

Dear Sir/Madam,

This application seeks to discharge condition N° 14 and N°16 of the decision notice letter dated 06/01/2021 in relation to the approved application HGY/2020/0590.

**Condition N°14**

- "A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.*
- B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under part (A).*
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured."*

In order to discharge condition N°14 we have instructed Wardell Armstrong to produce a Written Scheme of Investigation with the aim of ensuring heritage and archaeological assets may survive the site, and include this as part of the submission.

Condition N°16

*“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.*
- b. 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.*
- c. 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. The site 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.*
- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.*
- e. Where remediation of contamination on the site is required, completion of the remediation detailed in the 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 occupied.”*

In order to discharge condition N°16 we have instructed The Brownfield Consultancy to produce a site investigation & remediation strategy report with the aim of ensuring the development can be implemented and occupied with adequate regard to environmental and public safety, and include this as part of the submission.

We believe the submitted documents provide the higher level of detail the local planning authority requested and trust they are now able to fully discharge the aforementioned conditions

Yours sincerely,

Kurt Gander-Howe  
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