

# Officer Report

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|----------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/1955</b>                                                                                                            |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                              |
| <b>Address:</b>            | Wood Green Social Club, 3 Stuart Crescent, Wood Green, London, N22 5NJ                                                          |
| <b>Proposal:</b>           | Approval of details pursuant to condition 17 (contamination report) Part A only, attached to planning permission HGY/2021/2031. |
| <b>Case Officer:</b>       | Eunice Huang                                                                                                                    |
| <b>Valid Date:</b>         | 19/07/2023                                                                                                                      |
| <b>Applicant:</b>          | 3                                                                                                                               |
| <b>Agent:</b>              | Mr Cramer / Satwick<br>Mr Matthew Corcoran                                                                                      |

## **RECOMMENDATION**

**Approve**

### **1. APPROVED DEVELOPMENT**

HGY/2021/2031 – Wood Green Social Club, 3 & 4, Stuart Crescent, London, N22 5NJ – Partial demolition of rear extensions and construction of 5 x part two, part three storey mews dwellings. Demolition of three storey front projection, demolition and re-construction of existing top floor of Social Club building and change of use of first floor from Community use to C3 (Residential) with balcony areas and internal re-configuration of existing 5 no. residential units within 3 & 4 Stuart Crescent and creation of an additional 9 no. residential units with associated landscaping works and parking. – Approve with Conditions – 17/06/2022

### **2. CONSULTATION RESPONSE**

#### **LBH Carbon Management (Pollution)**

Having considered the applicant submitted Geo-Site Assessment Report with reference 21206R1 (Issue C), prepared by WDE Consulting Ltd. dated July 2023 and taken note of Section 3 (Phase 1 Desk Study), 4 (Phase II Investigation Works), 5 (Ground Gas Assessment), 6 (Contamination Assessment), 8 (Recommendations for Further Work) which outlines that several exceedences have been identified and that the development will only make use of planter areas rather than soft-standing areas, we are happy to recommend the partial discharge of Condition 17a (Contamination Report) of approved planning permission HGY/2021/2031.

Before we can consider the full discharge of Condition 17, the applicant will need to address the following underlisted points:

1. The applicant will need to submit a Verification Plan detailing the verification site visits during construction as indicated in the submitted Geo-Site Assessment Report (Section 8 – Recommendations for further work) and approved in writing by the Local Planning Authority.

### **3. ANALYSIS/ASSESSMENT**

Condition 17 reads:

*17. 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. 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.*

#### Assessment

The submitted details only allow for the discharge of Condition 17a. The information submitted comprises a Geo-Site assessment Report prepared by WDE Consulting, dated July 2023. LBH Haringey's Carbon Management (Pollution) has confirmed that this information is sufficient to discharge Condition 17a only. The discharge of Condition 17b will require the submission of further information; specifically, a Verification Plan detailing the verification site visits during construction as indicated in the submitted Geo-Site Assessment Report (Section 8 – Recommendations for further work). This Verification Plan would need to be submitted and approved in writing by the Local Planning Authority. This would be confirmed through an informative attached to the approval notice.

### **4. RECOMMENDATION**

#### **GRANT DISCHARGE CONDITION**

##### **Informatives:**

- This approval relates only to Condition 17a of planning permission HGY/2021/2031. A Verification Plan will need to be submitted and approved in writing by the Local Planning Authority at the time, to satisfy Condition 17b.

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This approval relates only to Condition 17a of planning permission HGY/2021/2031. A Verification Plan will need to be submitted and approved in writing by the Local Planning Authority at the time, to satisfy Condition 17b.