



Officer Report

Application Number: HGY/2023/1040
Application Type: Approval of details reserved by a condition
Address: Car Dealership, 23-23A High Street, Hornsey, London, N8 7QB
Proposal: Approval of details pursuant to conditions 14a) (Investigation Report & Covering Statement) and 16 a), b), c), d), (Written Scheme of Investigation) of planning permission with re: HGY/2020/0590 dated 06/01/2021.
Case Officer: Ben Coffie
Valid Date: 17/04/2023
Applicant: Mr Mario Bedvinos
Agent: Mr Kurt Gander-Howe

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning Application was granted consent on 6 January 2021 for the following:

Demolition of existing building and construction of a mixed-use scheme at part two and part three storeys in height (with accommodation in the roofspace) providing retail floorspace (Class A1) at ground floor level, together with 7 residential flats (Class C3) and 2 residential houses (Class C3), with associated cycle parking, landscaping and ancillary works.

ANALYSIS/ASSESSMENT

Condition 14 reads as follows:

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.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains) in accordance with recommendations given by the borough and in the NPPF.

Pursuant to Condition 14 the applicant has provided the following document: Written Scheme of Investigation (WSI) for an archaeological evaluation by trial-trenching dated January 2023 prepared by Chapman Developments Ltd. This information was forwarded to the Greater London Archaeology Advisory Service, which commented as follows:

“Having considered the submitted document I confirm it accords with relevant standards and guidance and that it is in compliance with the condition.

The start date when known should be communicated by the archaeological practice to this office. I will conduct monitoring visits on behalf of your office.

The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.”

As such, it is considered that adequate details have been submitted to discharge Condition 14 A).

Condition 16 reads as follows:

“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.

Reason: To ensure the development can be implemented and occupied with adequate regard or environmental and public safety.”

Pursuant to Condition 16 the applicant has provided the following document: Phase 1 & 2 Site Investigation & Remediation Strategy Report (Reference: BC646 RE001) dated 12 June 2023 prepared by Chapman Developments Ltd. This information was forwarded to the Council's Pollution Officer for review, who commented as follows:

"Having considered the applicant submitted Phase 1 & 2 Site Investigation & Remediation Strategy Report with reference BC646 RE001 taking note of sections 3 (Site History), 4 (Information Held by Statutory Authorities), 6 (Conceptual Model), 7 (Fieldwork), 8 (Laboratory Testing), 9 (Ground and Groundwater Conditions), 11 (Soil Chemistry), 12 (Gas Protection Measures), 13 (Geotechnical Engineering Assessment) and 14 (Conclusions and Recommendations), we would be happy to recommend the

partial discharge of ONLY Condition 16a-d attached to the approved planning permission HGY/2020/0590 SUBJECT to the applicant addressing to the underlisted point(s):

- Private gardens containing soft landscaping should be dug to a minimum depth of 0.6m and infilled with clean infill material as opposed to 0.45m as currently stated in Section 14 (Conclusions and Recommendations). For areas of communal soft landscaping 0.45m is acceptable. Therefore, the submitted report will need to be updated to reflect this.

Before we could recommend the discharge of Condition 16 part e, the applicant will need to submit a Verification Report which demonstrates that all the proposed and necessary remedial work has been completed in line with the submitted Remediation Strategy."

As such, it is considered that adequate details have been submitted to discharge Condition 16 a), b), c), d).

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION

Discharge 14 a) and 16 a), b), c), d), attached to HGY/2022/1833.

As shown on approved drawings/documents:

Condition 14

- Written Scheme of Investigation (WSI) for an archaeological evaluation by trial-trenching dated January 2023 prepared by Chapman Developments Ltd.

Condition 16

- Phase 1 & 2 Site Investigation & Remediation Strategy Report (Reference: BC646 RE001) dated 12 June 2023 prepared by Chapman Developments Ltd.