



Officer Report

Application Number:	HGY/2026/0348
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Police Station, 98, Tottenham Lane, London, N8 7EJ
Proposal:	Approval of details pursuant to condition 13(e) – partial discharge (remediation of contamination) attached to planning permission HGY/2022/2116
Case Officer:	Valerie Okeiyi
Valid Date:	09/02/2026
Applicant:	Dixon 8 Ltd
Agent:	Mr Chris Boyle

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works

2. CONSULTATION RESPONSE

Internal

Pollution Officer comments

Having considered the applicant submitted Validation Report prepared by Herts & Essex Site Investigations, dated January 2026, taking note of section 4 (Review of Previous Reports or Documents), 5 (Risk Assessment Based on Source), 7 (Validation), I'm happy to recommend discharge Condition 13e (remediation of contamination) attached to approved planning permission HGY/2022/2116.

3. ANALYSIS/ASSESSMENT

Condition 13e (remediation of contamination) 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
- 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 for environmental and public safety

Parts (a), (b), (c) and (d) has already been discharged under planning reference HGY/2024/2180

Officers are satisfied that the relevant sections within the validation report is satisfactory in order to discharge part condition 13 (remediation of contamination) relating to part e ONLY

54 RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 13 - PART (e) ONLY

Informatives:

The applicant is advised that condition 13 has now been discharged in full - Parts (a), (b), (c), (d) and (e) and no further details are required.