



Officer Report

Application Number:	HGY/2026/0953
Application Type:	Approval of details reserved by a condition
Address:	Garages Adjacent to 200 Morley Avenue , Morley Avenue, London, N22 6NT
Proposal:	Approval of details pursuant to condition 8d (Pollution) attached to planning permission HGY/2021/0054
Case Officer:	Gareth Prosser
Valid Date:	01/04/2026
Applicant:	Mr David Argent
Agent:	Mr Andrew Crocker

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval of details pursuant to condition 8d (Pollution) attached to planning permission HGY/2021/0054

CONSULTATION RESPONSE

LBH Pollution: Having considered the applicant submitted Verification Report prepared by Jomas Associates Ltd., dated 30 March 2026 taking note of Section 2 (Imported Soil Cover Layer Verification), I am happy to recommend discharge of Condition 8d (Pollution) attached to approved planning permission HGY/2021/0054.

ANALYSIS/ASSESSMENT

8. Before development commences other than for investigative work:

a. Using the information already submitted in Desk Study/Preliminary Risk Assessment Report with reference P2855J2051/TE by Jomas Associates, an intrusive site investigation shall be conducted 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.

b. 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.

c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;

d. 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.

LBH Pollution Officers have reviewed the submitted Verification Report prepared by Jomas Associates Ltd., dated 30 March 2026 taking note of Section 2 (Imported Soil Cover Layer Verification) and considered the report to be acceptable.

As such, condition 8d (Pollution) attached to planning permission HGY/2021/0054 can be discharged.

RECOMMENDATION

GRANT PARTIAL DISCHARGE