



# Officer Report

|                            |                                                                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/1548</b>                                                                                                                           |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                             |
| <b>Address:</b>            | 103-107 North Hill, Hornsey, London, N6 4DP                                                                                                    |
| <b>Proposal:</b>           | Approval of details pursuant to condition 11 – partial discharge part b only (Contaminated Land) attached to planning permission HGY/2024/3240 |
| <b>Case Officer:</b>       | Valerie Okeiyi                                                                                                                                 |
| <b>Valid Date:</b>         | 01/06/2026                                                                                                                                     |
| <b>Applicant:</b>          | Mr Mitesh Dhanak                                                                                                                               |
| <b>Agent:</b>              | Mr raymond Mortimer                                                                                                                            |

## **RECOMMENDATION**

**Approve**

### **1. APPROVED DEVELOPMENT**

Demolition of existing buildings and redevelopment to provide a new care home and rehabilitation clinic (Class C2 - Residential Institution) fronting View Road and including up to 50 beds, hydro pool, salon, foyer/central hub, gym/physio room, lounge and dining rooms and consulting rooms, together with a new residential building (Class C3 - Dwelling Houses) fronting North Hill providing 9 flats (5 x1 bed, 3 x 2 bed and 1 x 3 bed), car and cycle parking, refuse/recycling storage, mechanical and electrical plant, hard and soft landscaping, perimeter treatment and associated works.

### **2. CONSULTATION RESPONSE**

Internal

Lead Pollution Officer comments (summarised)

*No objection for partial discharge of Condition 11 attached to approved planning permission HGY/2024/3240 as it relates to part b ONLY.*

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

Part B of Condition 11 (Contaminated Land) reads:

*Before the development hereby permitted commences other than for investigative work:*

*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. The investigation must be comprehensive enough to enable: an updated risk assessment to be*

*undertaken, refinement of the Conceptual Model, and the development of a Method Statement Detailing the remediation requirements. The updated risk assessment and refined Conceptual Model along with the site investigation report, shall be submitted and approved in writing by the Local Planning Authority.*

*Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy DM23 of the Development Management Development Plan Document 2017.*

Officers have reviewed the applicant's submitted Contamination Investigation Report and is satisfied to partially discharge condition 11 in relation to part B only

#### **4. RECOMMENDATION**

**GRANT PARTIAL DISCHARGE OF CONDITION 11 - PART (b) ONLY**

#### **Informatives:**

The applicant is advised that condition 11 has been discharged in part and in that it relates to part (b) only.

Further formal submissions are required to discharge parts C and D of condition 11 before condition 11 is discharged in full.