



Officer Report

Application Number:	HGY/2026/1296
Application Type:	Approval of details reserved by a condition
Address:	37-39, West Road, London, N17 0RE
Proposal:	Approval of details reserved by a condition 4a (Investigate work) attached to planning reference HGY/2025/0617.
Case Officer:	Sarah Madondo
Valid Date:	08/05/2026
Applicant:	HE5 UK Enterprises 25 GP Limited
Agent:	Chris Malone

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/0617: Demolition of all buildings and structures and the construction of a building for flexible Class B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscaping. Approve with Conditions.

Consultation Response

LBH Pollution - no objection

2. ANALYSIS/ASSESSMENT

Condition 4a reads:

Before development commences other than for investigative work:

a) Using information obtained from Geoenvironmental and Geotechnical Site Assessment prepared by TRC Companies Limited, dated December 2023, a site investigation shall be designed for the site. 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.

Pursuant to condition 4a, applicant has submitted Remedial Specification Discovery Strategy and Phase 1 & 8 which has been reviewed by Pollution Officer who has advised that sufficient information has been submitted for the purposes of discharging this condition. Therefore the details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE

Informatives:

The applicant should also be reminded that, before any further discharge of Condition 4 can be recommended, the following requirements must be met:

Following demolition of the existing warehouse building, an additional site investigation must be designed and undertaken for the site, informed by the findings and recommendations of the Geo-Environmental Appraisal (Ref: GRO-25311-6208).

The investigation must be sufficiently comprehensive to enable:

- An updated risk assessment to be undertaken;
- Refinement of the Conceptual Site Model; and
- Development of a revised Method Statement, detailing the remediation requirements