



Officer Report

Application Number:	HGY/2026/0903
Application Type:	Approval of details reserved by a condition
Address:	39 Queen Street, London, N17 8HZ
Proposal:	Approval of details for a partial discharge of Condition 4 (Borehole decommissioning works) attached to planning reference HGY/2024/1203.
Case Officer:	Sarah Madondo
Valid Date:	30/03/2026
Applicant:	C/O Agent
Agent:	Mr Nathan Wilson

RECOMMENDATION

Approve

Proposed Development

This is an approval of details for a partial discharge of 4 to allow borehole decommissioning works.

1. APPROVED DEVELOPMENT

HGY/2024/1203: Redevelopment for industrial and warehousing purposes (within Use Classes E(g)(ii), E(g)(iii), B2 and B8, with ancillary office accommodation together with access, service yard, car and cycle parking, landscaping, construction of a new substation, boundary treatments and other related works including demolition.

Consultation Responses

LBH Pollution - no objection to partial discharge of condition subject to the applicant submitting a separate Verification Report evidencing that the outstanding remediation requirements have been undertaken, submitted for review and written approval.

2. ANALYSIS/ASSESSMENT

Condition 4 reads:

Before development commences other than for investigative work 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.

Pursuant to condition 4, the applicant has submitted a covering letter, letter from Ensure Environmental Consulting date 04 March 2026, Figure -Borehole locations, Figure 2 Borehole

location Log 01 and Figure 3 EN185TT BH01 Decom Photos which has been reviewed by Pollution Officer who is happy to recommend condition 4 to be partially discharged in relation to the borehole decommissioning works. However, the applicant is advised that whilst the demolition works necessary remediation activities are undertaken, a separate Verification Report evidencing that the outstanding remediation requirements have been undertaken can then be submitted for review and written approval. An informative will be attached accordingly. The details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE

Informatives:

The applicant is advised that for condition 4 to be fully discharged the following will be required:

a) 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.

b) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements and any post remedial monitoring, using the information obtained from the site investigation, shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. The remediation strategy shall then be implemented as approved.

c) Before the development is occupied and where remediation is required, a verification report demonstrating that all works detailed in the remediation Planning, Building Standards & Sustainability Service method statement have been completed shall be submitted to 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.