



Officer Report

Application Number:	HGY/2026/1882
Application Type:	Approval of details reserved by a condition
Address:	Parma House, Clarendon Road Off Coburg Road, Wood Green, London, N22 6UL
Proposal:	Approval of details pursuant to Condition 8 (Asbestos Survey & Mitigation) and 9 (Unexpected contamination) of prior approval permission granted on 8 October 2024 under planning ref: HG Y/2024/2256.
Case Officer:	Neil McClellan
Valid Date:	06/07/202 6
Applicant:	I Gross
Agent:	Stephen Birrell

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Prior approval granted for the change of use of the existing building from commercial use (Class E Use) to residential use (Class C3 Use) to provide 52 flats. Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

ANALYSIS/ASSESSMENT

Condition 8 reads:

Prior to the occupation and any demolition/construction work on the existing building, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. Where there is a need for any asbestos removal on the site, 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.

Submitted Details & Assessment

Pursuant to condition 8 the applicant has submitted an Asbestos Survey Report carried out by Abastra Environmental Limited. It details an extensive refurbishment survey of the building. Refurbishment Surveys are intended to locate all asbestos within the building or under the scope of the survey (refurbishment). It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids, ceilings, cladding, boxing etc. as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible asbestos containing materials (ACMs) and estimate their quantities.

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report.

ACMs were found mainly in plant room and lift room. The materials containing asbestos have been removed from site and a Waste Certificate Notice issued indicating it has been disposed off appropriately.

There is no further remediation is deemed necessary.

The LBH Pollution Office has confirmed they are happy for the condition to be discharged.

Condition 9 reads:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

Submitted Details & Assessment

As this is a change of use application for conversion from commercial use to residential use there are no works that would require further excavation into the ground floor slab. There has been no contamination found to be present at the site.

The LBH Pollution Office has confirmed they are happy for the condition to be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION.