



Officer Report

Application Number:	HGY/2024/0173
Application Type:	Approval of details reserved by a condition
Address:	Land north of Monument Way and South of Fairbanks Road, London, N17
Proposal:	Approval of details reserved by Condition 8 (Land contamination 2) of planning permission HGY/2018/0050 for the reserved matters of a) Scale, b) Layout, c) Landscaping, and d) Appearance of outline planning permission reference HGY/2016/2184 dated 21/12/2017 for 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories
Case Officer:	Samuel Uff
Valid Date:	22/01/2024
Applicant:	4
Agent:	Ms Angela Wint Anthony Wickett

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2018/0050 Submission of reserved matters namely a) Scale, b) Layout, c) Landscaping, and d) Appearance of outline planning permission reference HGY/2016/2184 dated 21/12/2017 for 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories

CONSULTATION RESPONSE

LBH Pollution: Having considered the applicant submitted Verification Report with reference P5085J2895/CLP prepared by Jomas Associates Ltd., dated 17th January 2024 and taken note of sections 1 (Introduction), 2 (Imported Soil Cover Layer Verification) and 3 (Site Observations – Others) along with Appendix 1-6, we are happy to recommend the discharge of Condition 8 (Land Contamination 2) attached to approved planning permission HGY/2018/0050.

ANALYSIS/ASSESSMENT

Condition 8 reads:

8. Where remediation of contamination on the site is required, completion of the remediation detailed in the approved 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 first occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Pursuant to condition 8 the applicant has provided details of the site and details related to contamination and this has been assessed by LBH Pollution Team who are content that this provides requisite details to discharge condition 8.

RECOMMENDATION

GRANT DISCHARGE CONDITION