



Officer Report

Application Number:	HGY/2024/0431
Application Type:	Approval of details reserved by a condition
Address:	44-46 Hampstead Lane, London, N6 4LL
Proposal:	Approval of details reserved condition 11 (Contamination) of planning permission HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)
Case Officer:	Samuel Uff
Valid Date:	20/02/2024
Applicant:	C/O Agent
Agent:	Mr Allen Sacbucker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/2731 – Demolition of existing dwellings and redevelopment to provide a 66 bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees; amended boundary treatment; and associated works – 02/02/2024.

2. CONSULTATION RESPONSE

LBH Pollution: Initial comments that further detail required on the report into outstanding contamination testing results.
Subsequent comments confirm that the detail is sufficient.

3. ANALYSIS/ASSESSMENT

Condition 11 reads:

Prior to commencement of development, other than for investigative work, the following shall be submitted and approved by the Local planning Authority:

- a. A desktop study to include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and

Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

c. 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 site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. e. 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 in accordance with Policy DM23 of the Development Management Development Plan Document 2017.

Pursuant to condition 11, details have been submitted to confirm that the contamination identified has been successfully assessed and found to be low risk. The attenuation and management of contamination are considered acceptable. As such the details are accepted.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 11