



Officer Report

Application Number:	HGY/2024/0801
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ
Proposal:	Approval of details pursuant to condition 13 (Contamination) attached to planning permission HGY/2022/2116
Case Officer:	Valerie Okeiyi
Valid Date:	04/03/2024
Applicant:	Dixon8 Ltd
Agent:	Mr Chris Boyle

RECOMMENDATION

Refuse

1. APPROVED DEVELOPMENT

Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works

2. CONSULTATION RESPONSE

Internal

Lead Pollution Team-

Having considered the planning application and reviewed the applicant supporting information, On this occasion, it is considered that insufficient information has been submitted to allow the discharge of Condition 13 (Contamination) attached to planning permission HGY/2022/2116.

The submitted documentation appears to the same as the documents submitted under HGY/2024/0800 for the discharge of Condition 12c (Considerate Constructors Scheme registration). Therefore, before we could consider discharge of Condition 13:

- a. A desktop study shall be carried out which shall 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.

3. ANALYSIS/ASSESSMENT

Condition 13 (Contamination) reads:

Before development commences other than for investigative work: a. A desktop study shall be carried out which shall 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

The submitted documentation appears to be the same as the documents submitted under HGY/2024/0800 for the discharge of Condition 12c (Considerate Constructors Scheme registration). Therefore, insufficient information has been submitted on which to assess the discharge of this condition.

On this basis the application fails to demonstrate that any risks associated with land contamination can be adequately addressed to make the development safe which is contrary to policy DM23

(Part G) of the Development Management DPD. As such the application is recommended for refusal.

4. RECOMMENDATION

REFUSE FOR THE FOLLOWING REASON:

Insufficient details have been provided to demonstrate that any risks associated with land contamination can be adequately addressed and mitigated in order to ensure the development is safe, and as such is contrary to Policy DM23 (Part G) of the Development Management DPD.

Refusal Reasons:

Insufficient details have been provided to demonstrate that any risks associated with land contamination can be adequately addressed and mitigated in order to ensure the development is safe, and as such is contrary to Policy DM23 (Part G) of the Development Management DPD.