



Officer Report

Application Number:	HGY/2024/1020
Application Type:	Approval of details reserved by a condition
Address:	Block F (F1,F2,F3), Bounds Green Industrial Estate, London, N11 2UL
Proposal:	Part approval of details reserved by a condition 7 Contamination ref: HGY/2023/2360.
Case Officer:	Josh Parker
Valid Date:	11/04/2024
Applicant:	c/o Agent
Agent:	Mr Aram Hekmat

RECOMMENDATION

Approve with Conditions

2. APPROVED DEVELOPMENT

Original application REF: HGY/2023/2360

Demolition of existing industrial building and erection of replacement industrial building with associated hard and soft landscaping works.

3. ANALYSIS/ ASSESSMENT

Condition 7 Contamination (Amended)

Before development commences other than for investigative work:

A. Prior to the works being carried out on site, the risk assessment and refined Conceptual Model, along with the site investigation report, shall be submitted to and approved in writing by the Local Planning Authority.

B. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;

C. 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.

CONSULTATION:

LBH Carbon Management Team (pollution):

Having considered the applicant submitted Desk study & Ground Investigation prepared by Geotechnical & Environmental Associates Ltd., dated 27 July 2024 and taking note of section 3 (Exploratory Work), 4 (Ground Conditions), 5 (Ground Model), 6 (Advice & Recommendations) and 7 (Outstanding Risks & Issues), we are happy to recommend the partial discharge of Condition 7 part a ONLY of approved planning permission HGY/2023/2360.

The applicant is reminded that before we could consider the discharge of parts b + c of Condition 7 attached to the approved planning permission HGY/2023/2360, the applicant will have to submit a Verification Report demonstrating the required remedial works have been undertaken.

DISCUSSION:

The officer accepts all requirements of part A of Condition 7 have now been satisfied. Part B & C will need to be submitted once the works have been carried out to confirm the works have been completed.

4. RECOMENDATION

GRANT PART DISCHARGE OF CONDITON

Informatives:

INFORMATIVE: The applicant is reminded that before we could consider the discharge of parts b + c of Condition 7 attached to the approved planning permission HGY/2023/2360, the applicant will have to submit a Verification Report demonstrating the required remedial works have been undertaken.