

Officer Report

Application Number:	HGY/2022/4166
Application Type:	Approval of details reserved by a condition
Address:	Coppetts Wood Hospital, Coppetts Road, Hornsey, London, N10 1JN
Proposal:	Approval of details pursuant to condition 26d (remedial method statement) attached to planning permission HGY/2018/1643 (resubmission with updated and revised information)
Case Officer:	Tania Skelli
Valid Date:	18/11/2022
Applicant:	R Okoro
Agent:	Mr Kevan Cuthbert

RECOMMENDATION

Refuse

1. APPROVED DEVELOPMENT

HGY/2018/1643 - Variation of Condition 2 (plans and specifications) attached to planning permission HGY/2016/3482 including omission of basement parking area and overall reduction in parking provision, reduction in total number of dwellings from 80 to 77 (51% affordable housing by habitable room) and change to housing mix, amendments to the internal layout and slight reduction in landscaped areas. Permission granted 21/11/2018.

HGY/2021/2726 - Non-material amendment following a grant of planning permission HGY/2018/1643 to amend the NOx emission requirement in condition 17 (to allow boilers of an appropriate quality and efficiency level to be approved and installed)

2. CONSULTATION RESPONSE

LBH Environmental Health – Objection

3. ANALYSIS/ASSESSMENT

Condition 26 reads:

26. 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. 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.

B. 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. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The 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.

C. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority, for its written approval.

D. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. 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: London Plan Policy 5.9 and Local Plan Policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.

Pursuant to condition 26(d) the applicant has provided a geo-environmental assessment and remedial strategy which was assessed by The Environmental Health/ Pollution team. It was considered to lack adequate supporting information and the agent was advised of the steps to address this include the missing information required. This has not come forward for some time, despite repeated reminders. Accordingly, the application is recommended for refusal.

The following condition are outstanding:

12 (tree protection), 15 (SBD), 16 (Carbon reduction & savings) and 21 (energy).

4. RECOMMENDATION

REFUSE DISCHARGE CONDITION