



Officer Report

Application Number:	HGY/2023/0562
Application Type:	Approval of details reserved by a condition
Address:	Holly Bank Cottage, Holly Bank, Muswell Hill, London, N10 3TH
Proposal:	Approval of details reserved by condition 3 (Written confirmation of completion of all remedial or precautionary measures required to deal with ground contamination on site and the approved regime of proof testing implemented to demonstrate the effectiveness of the remediation work) attached to planning consent HGY/2017/3118.
Case Officer:	Mercy Oruwari
Valid Date:	24/02/2023
Applicant:	c/o Agent
Agent:	Mr Mandip Sahota

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2017/3118.- Variation of Condition 2 (plans and specification), Condition 3 (materials), Condition 4 (crossover), Condition 5 (CMP), Condition 6 (bat survey), Condition 7 (external lighting), Condition 8 (landscaping), Condition 9 (contamination) Condition 10 (demolition), Condition 11 (tree protection) and Condition 13 (historic building recording) attached to Appeal Ref. APP/Y5420/W/15/3004833 (planning ref. HGY/2013/2606) to permit: detachment of units 2, 3 and 4, with a 1m gap between each dwelling; alteration of ramp/access within the site to provide level thresholds into each dwelling; refinement of the internal distribution of rooms within each dwelling; and refinement of the fenestration appearance of the dwellings – Approved

2. ANALYSIS/ASSESSMENT

Condition 3: No dwelling shall be occupied or brought into use until all remedial or precautionary measures required to deal with ground contamination on site have been completed and the approved regime of proof testing has been implemented to demonstrate the effectiveness of the remediation work and the results have been submitted to and agreed in writing by the local planning authority.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2016 and Policy DM23 of The Development Management DPD 2017.

As per the conditions above written confirmation of completion of all remedial or precautionary measures required to deal with ground contamination on site and the approved regime of proof testing implemented to demonstrate the effectiveness of the remediation work) attached to planning consent HGY/2017/3118.

Having considered the applicant submitted Verification Report with reference GB727B-VR-NOV-2024-REV2, prepared by GB Card & Partners, taking note of sections 2 (Background), 3 (Verification), 4 (Cover System), 5 (Conclusion) and Appendix A-D, the EHO recommends the discharge of condition 3 (Written confirmation of completion of all remedial or precautionary measures required to deal with ground contamination on site and the approved regime of proof testing implemented to demonstrate the effectiveness of the remediation work) attached to approved planning permission HGY/2017/3118.

3. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 3. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.