



Officer Report

Application Number:	HGY/2023/2291
Application Type:	Approval of details reserved by a condition
Address:	33, Dagmar Road, Hornsey, London, N4 4NY
Proposal:	Approval of details reserved by condition 7 (remediation of contamination on the site) attached to planning consent HGY/2021/2968
Case Officer:	Roland Sheldon
Valid Date:	23/08/2023
Applicant:	Jaevee Ltd
Agent:	Ms Jade Semple

RECOMMENDATION

Approve

1. SITE & SURROUNDINGS

The subject site contains a two-storey terraced property converted into flats and a recently built out three storey flatted development containing six self-contained flats, on north side of Dagmar Road in the Stroud Green ward of Haringey. The surrounding uses are predominantly residential. The site does not contain a listed building but is located within the Stroud Green Conservation Area.

2. APPROVED DEVELOPMENT and relevant planning history

Approval of details reserved by condition 7 (remediation of contamination on the site) attached to planning consent HGY/2021/2968

3. RELEVANT PLANNING HISTORY

33 Dagmar Road, N4

HGY/2019/0989: Demolition of existing buildings and erection of 3-storey building (with basement level) containing 6 self-contained residential units – Approved 02/07/2019

HGY/2021/2839: Approval of details pursuant to conditions 6 (contamination investigations) attached to planning permission HGY/2019/0989 – Refuse 12/11/2021

HGY/2021/2968: Variation of condition 2 (approved plans) pursuant to planning permission dated 02/07/2019 (HGY/2019/0989) for the demolition of existing buildings and erection of 3-storey building (with basement level) containing 6 self-contained residential units, namely to make internal alterations to the proposed layouts of residential dwellings – Approved 21/01/2022

HGY/2022/1422: Approval of details pursuant to condition 6C (contamination investigations) attached to planning permission HGY/2021/2968 and HGY/2019/0989 – Approved 29/06/2022

4. ANALYSIS/ASSESSMENT

Condition 7 reads as follows:

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 support of the application, and following amendments after discussions with the council Carbon Management Pollution Officers, the following has been submitted:

- Verification Report by Contaminated Land Solutions: 2831-P4E-1 03/04/2025

The updated report has been reviewed by the Pollution Officer, who is happy with the updated details to allow for the condition to be discharged.

The condition can be recommended to be discharged accordingly.

5. RECOMMENDATION – APPROVE DETAILS PURSUANT CONDITION