

**ENVIRONMENTAL HEALTH
SUPPORTING COMMUNITIES**

To:	Josh Lawlor
From:	Melanie Lipsham (Acting Contaminated Land Officer)
Date:	25.04.2024
Address:	The Cottage 10 Lyndhurst Road London NW3 5PX
Proposal:	Demolition of existing single dwelling house (Class C3) and redevelopment to provide a 3 bedroom dwelling (Class C3) comprising basement, ground and first floors, with associated garden room and landscaping.
Reference:	2024/0698/P
Key Points:	Contaminated land condition recommended

ENVIRONMENTAL HEALTH OBERVATIONS

PART 1 - Introduction

A request for comment has been received for the above proposed development. The following reports have been reviewed:

- Ground and Water, Basement Impact Assessment and Ground Investigation Report, GWPR5717/BIA&GIR/January 2024

PART 2 – Comments

It is understood the site is proposed to be redeveloped for a residential property with a basement and private garden area.

A previous investigation was undertaken by Ground and Water (limited to three windowless boreholes). Ground conditions comprised made ground (dark brown gravelly sandy silty clay with flint and brick) to a maximum of 0.6m overlying Claygate Member and London Clay Formation.

Limited testing of three made ground samples was undertaken, with elevated lead recorded in each sample collected between 0.2-0.5m (between 687mg/kg to 2950mg/kg) above the GAC for a residential end use. The report recommended a full contamination assessment was undertaken for the site.

Given the unacceptable concentrations reported within the shallow made ground soils, and the proposed residential development with a private garden area, it is

recommended that the contaminated land condition below is applied to the development.

Part 3 - Conditions

In principle there is no objection to the proposal subject to the condition recommended below:

Land Contamination Risk Assessment

Part A:

No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the local planning authority. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses. A conceptual site model should be produced indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks to identified receptors. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Subsequent parts are subject to the findings of the desk study:

Part B:

No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority.

The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part C:

No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part D:

Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

Sincerely,

Melanie Lipsham MEdSci C.WEM (Acting Contaminated Land Officer, LB Camden)