
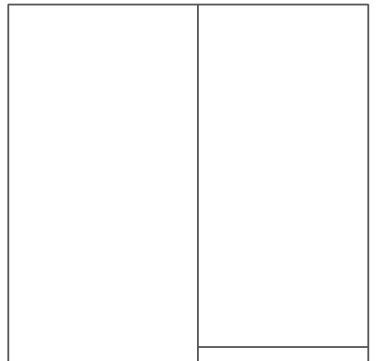


Site Details:
 125, SHAFTESBURY AVENUE,
 LONDON, CAMDEN, WC2H 8AD

Client Ref: WIE20654/130718
Report Ref: GS-UN6-P38-I9V-HDK
Grid Ref: 529930, 181123

Map Name: National Grid
Map date: 1976-1979
Scale: 1:10,000
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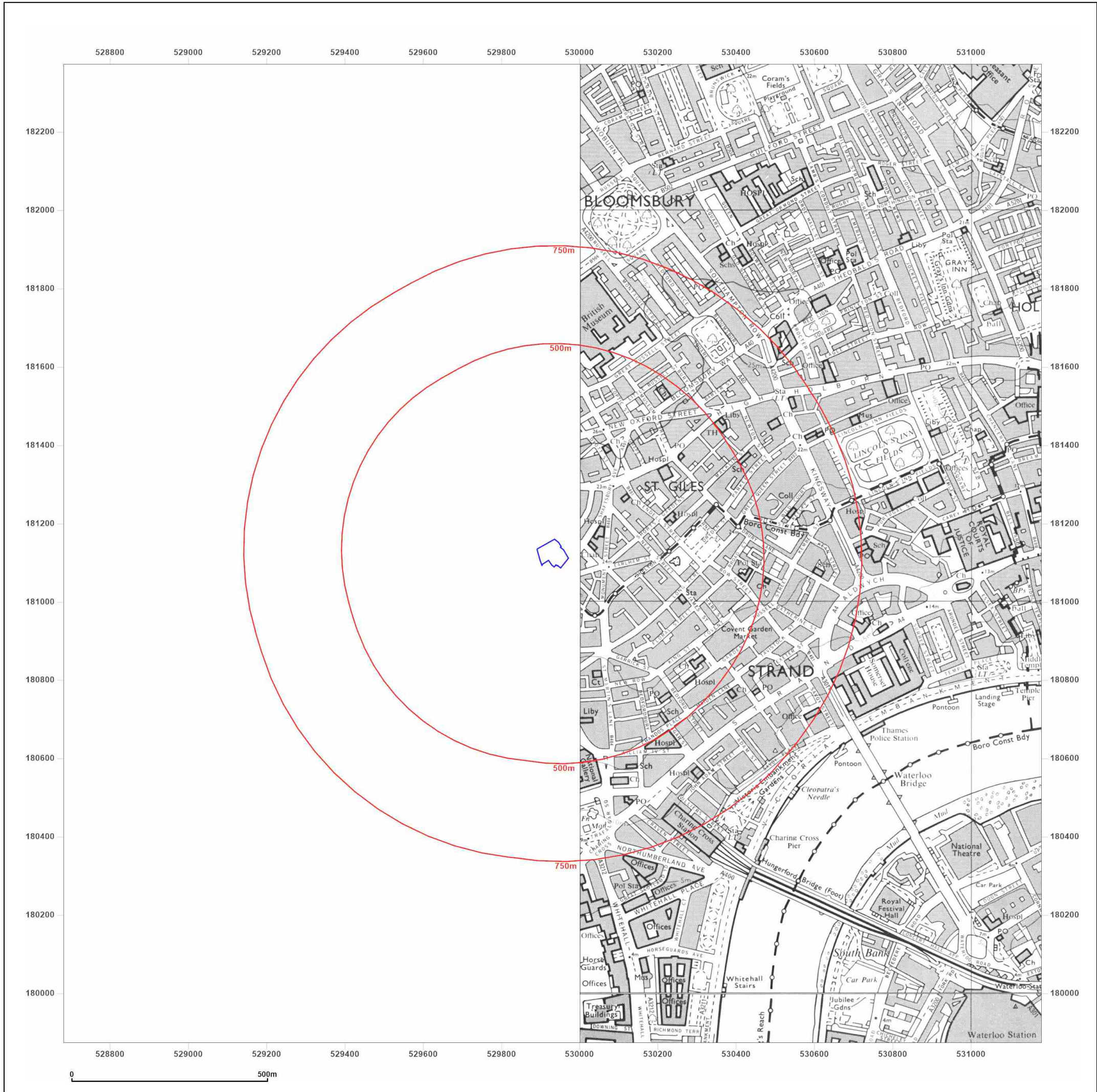


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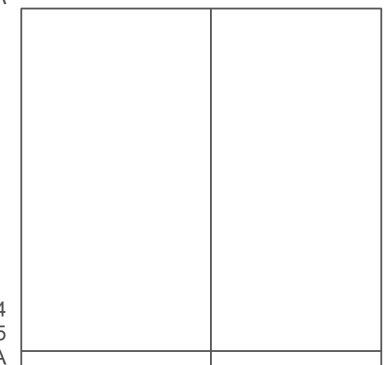
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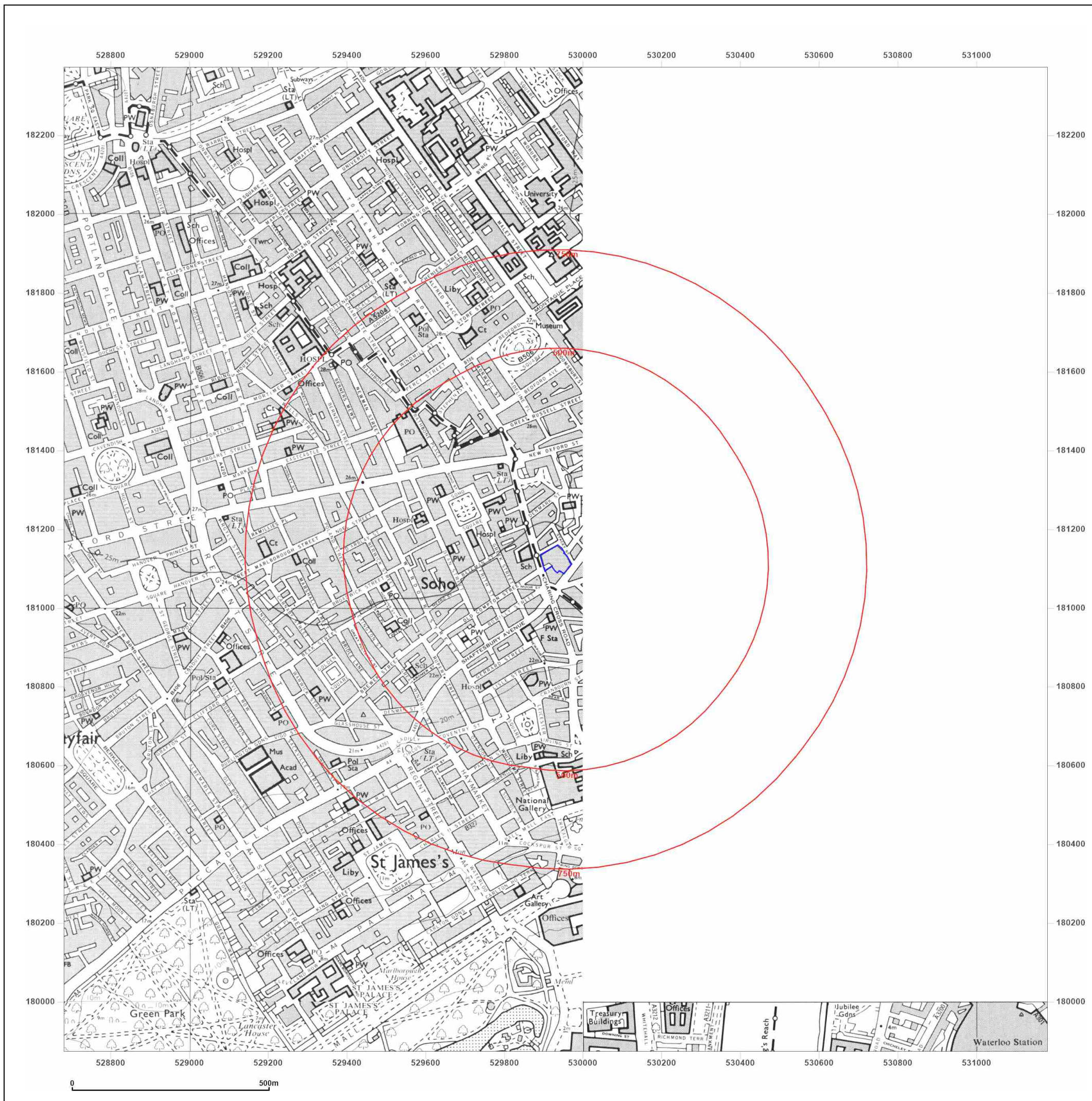


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Map Name: National Grid

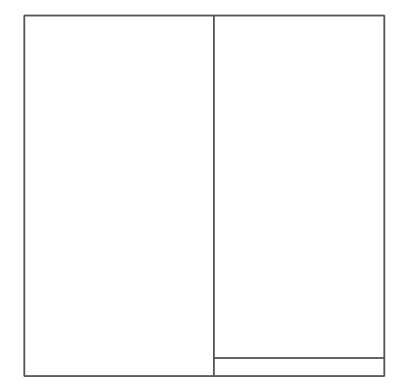
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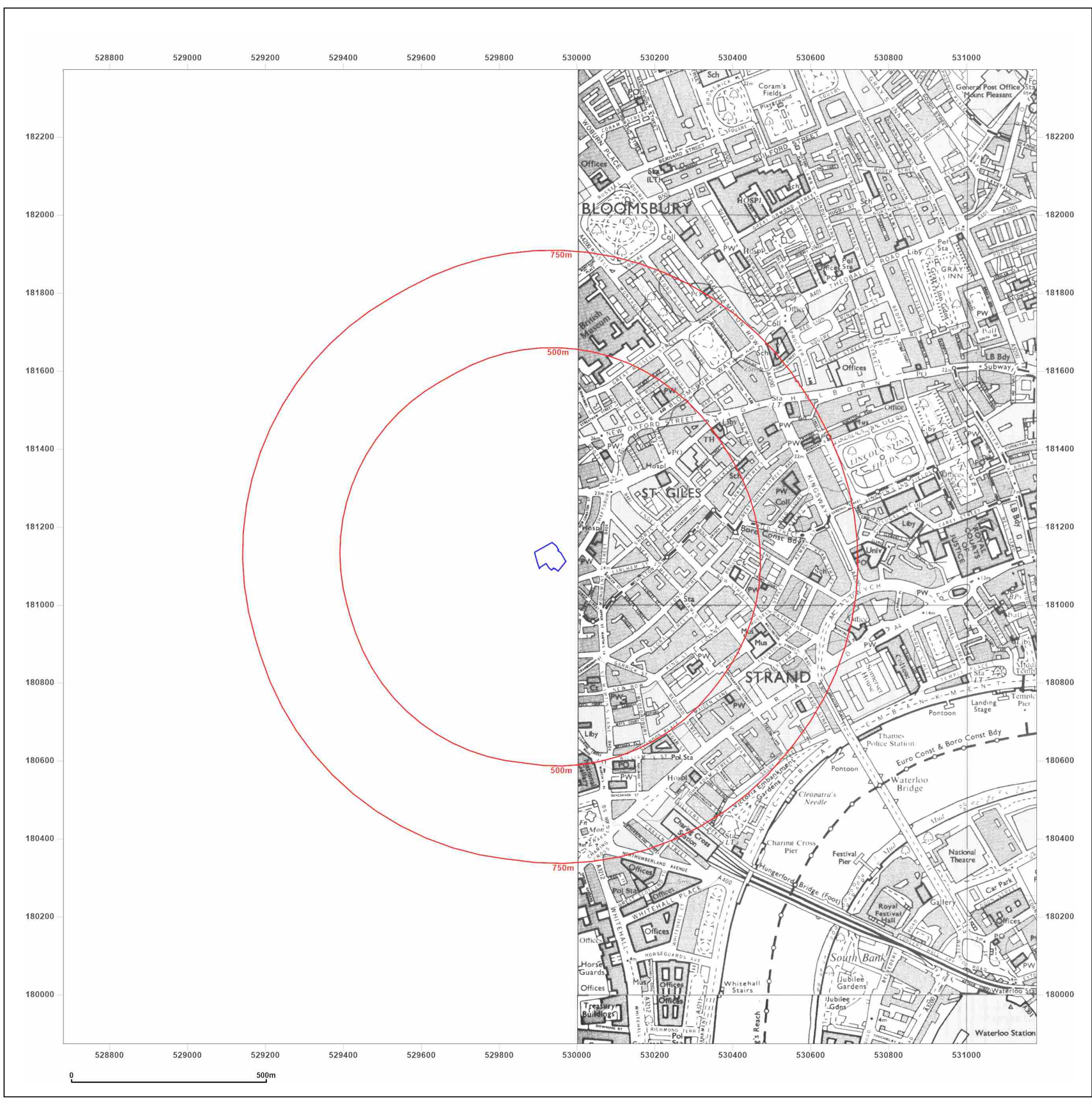


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Client Ref: WIE20654/130718
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Grid Ref: 529930, 181123

Map Name: National Grid

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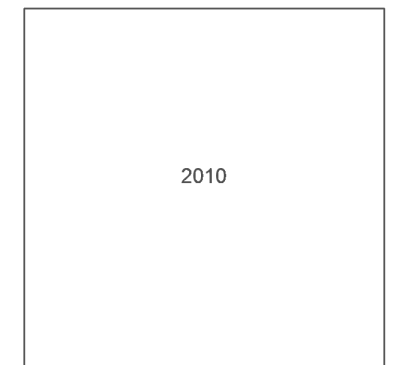
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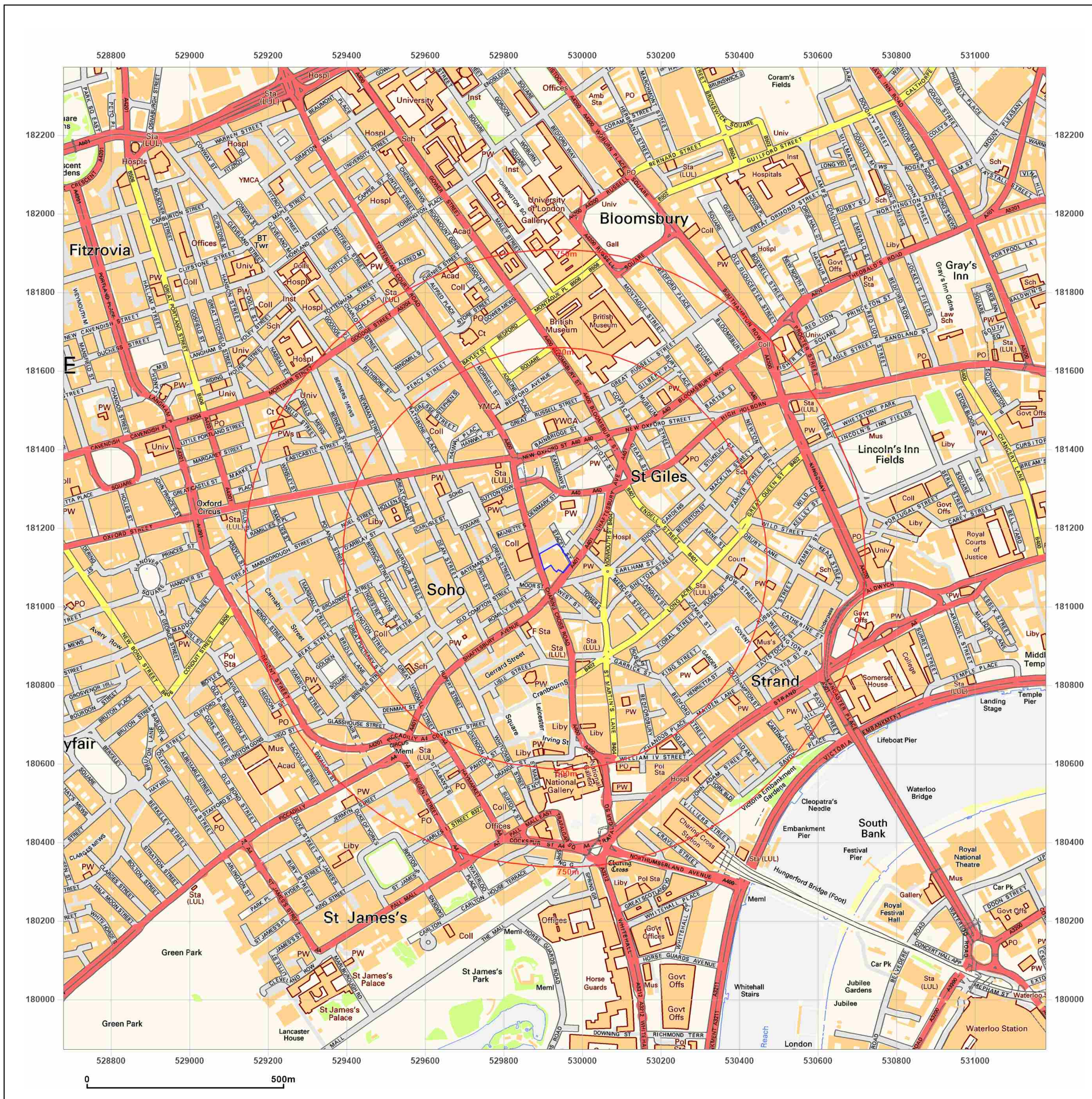


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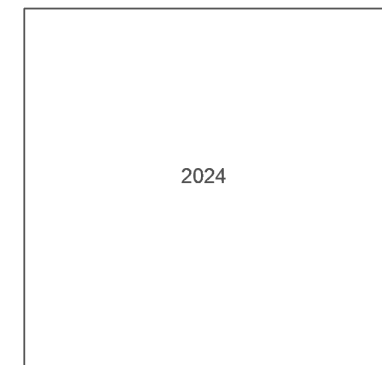
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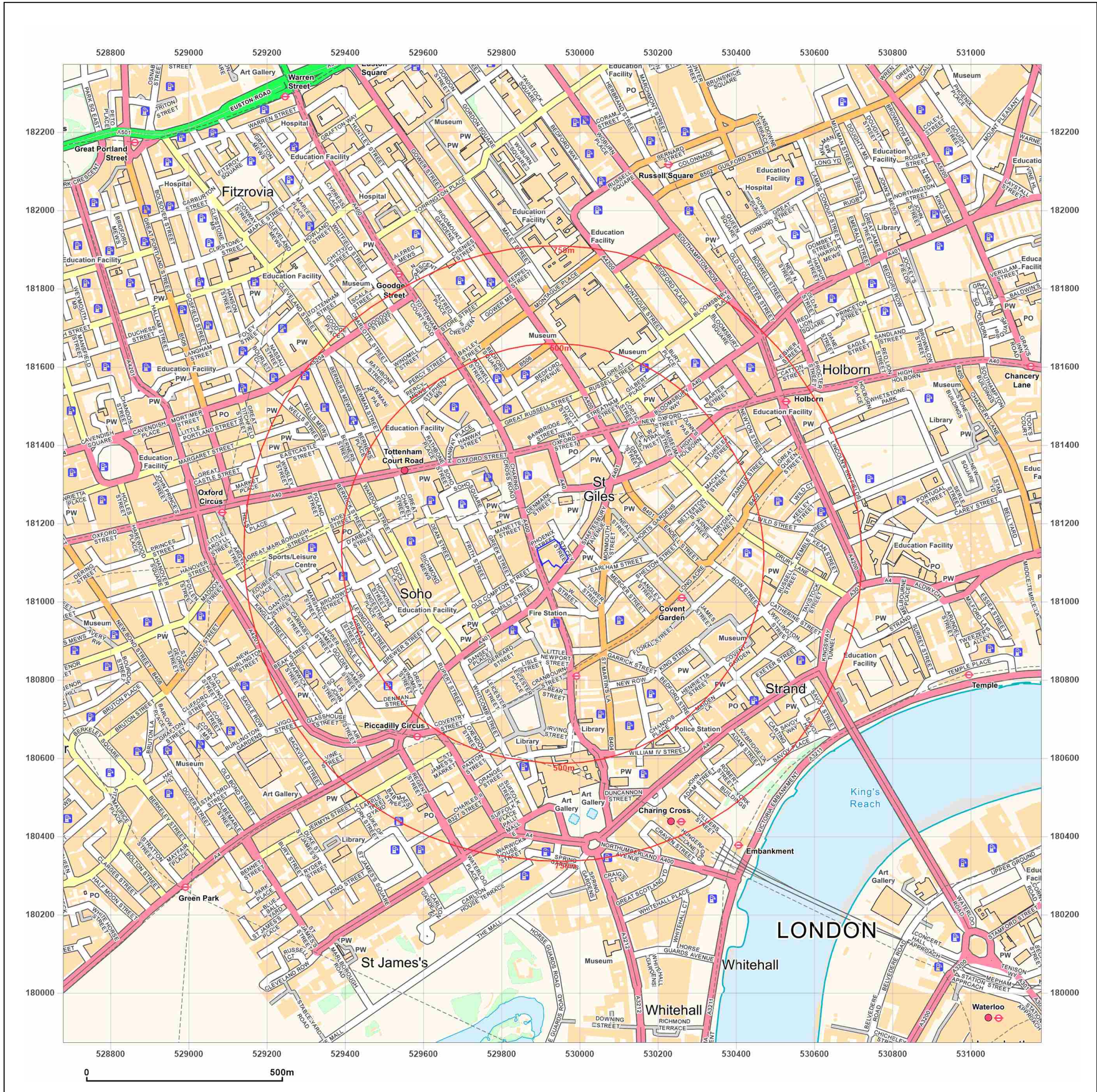


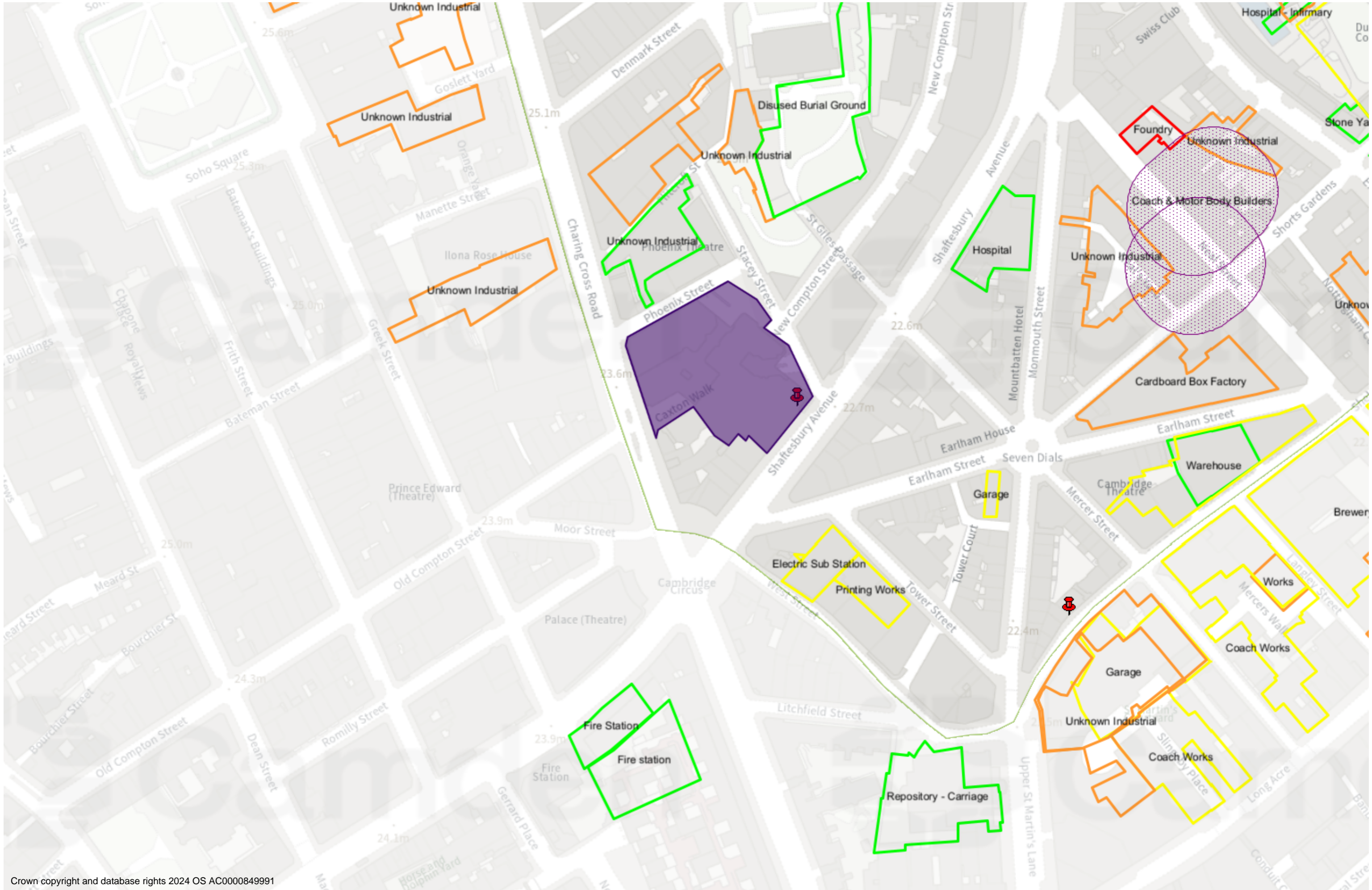
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Contaminated Land Enquiry
125 Shaftesbury Avenue, London, WC2H 8HR

1. Please could you confirm whether the property is registered as contaminated land or if it is listed as a priority for review.

1A. The subject site has not been determined as contaminated land under Part 2A of EPA 1990.

2. Do you have any concerns regarding pollution (former pollution incidents etc) relating to the property?

2A As part of your enquiry the following searches were undertaken using the Councils GIS software (GISMO) to identify the potential for land contamination due to past and present land use activities within 100m. The search radius was expanded for landfill sites and private water supplies as explained below.

- Part A2/B Industrial Process – **Valentino Dry Cleaners mapped on site.**
- Authorised landfill sites – **none**
- Elevated levels of heavy metals in soils - **none**
- Within 250m radius of former landfill site(s) within LBC- **none.**
- Private waters supplies within 1km - **none**
- Pollution Incidents - **none**
- Trade Directory review
- Land use activities identified from O/S maps
- Businesses registered with Kelly's Trade Directory operating within and intersecting a 100m radius of the site: **none**

FINDINGS

No historical potentially contaminative land uses have been identified on site. The results identified the following past industrial land use activities of plausible concern within 100m:

Epoch	Land Use
1871-1877	Unknown Industrial
1894-1896	Disused Burial Ground
1894-1896	Theatre
1894-1896	Hospital
1934-1939	Electric Sub Station
1871-1877	Unknown Industrial
1965-1971	Electricity Sub Station
1971-1988	Garage
1934-1939	Printing Works
1909-1922	Unknown Industrial

According to our contaminated land risk characterisation, land on which the above processes/activities were carried out is considered to represent a **Low risk (risk score 4** e.g., theatre) to **Medium risk (risk score 12** e.g. unknown industrial) of contamination. It is considered likely that such land could exhibit significantly elevated contaminate levels with the potential to cause harm, although the Council has no

present evidence that confirms that there are contamination issues affecting the site other than potentially contaminative land-use activities in proximity. Therefore, the subject site is not currently being investigated under the Part IIA of the Contaminated Land Regime as it is considered (based on the information available) suitable for its current use.

If the site was to be redeveloped in the future, involving ground disturbance, excavation works or soft landscaping (certain soils in Camden contain elevated heavy metals) then a planning condition would be recommended for a detailed site investigation (desk top study, walkover survey and intrusive investigation) and if necessary, remediation works. The investigation process follows a risk-based approach under Part 2A of EPA 1990, objectively to ensure that potentially contaminated land is suitable for its proposed use. Consequently, the planning process is the main way in which contaminated land and potentially contaminated land is investigated and remediated in Camden.

3. Details of any Pollution Prevention and Control Act records / other permits or licenses held for the property.

3A There are no PPC Part A installations operating in the LBC.

4. Do you hold any site inspection, investigation, remediation/validation reports for the site (and is it possible to obtain copies?)

4A From review of available records, we are not aware of any site investigation or remedial works that may have taken place on the subject site.

5. Information relating to known landfills or infilled ground within the vicinity of the site.

5A As illustrated by 2A above the site is not within 100m of a recorded landfill site.

6. Private water supply records.

6A There are no private water supplies within the London Borough of Camden.

7. Groundwater abstraction and discharges to ground via soakaway.

7A The Council does not hold records of groundwater abstractions or soakaways. For further information contact the Environment Agency.

8. Any records on the historical development of the site including archaeological issues (e.g. roundhouse);

8A. We do not hold records of archaeological issues.

9. Any available details pertaining to the ponds/reservoirs/other surface water bodies proximate to the site.

9A. Regrettably LBC do not hold records of such controlled waters. This information could be obtained from a site visit and or desktop study.

10. Do you consider the site suitable from an environmental health perspective for continued use in its current configuration?

10A See response to 2A above. Former industrial use has been identified in the vicinity of the site, however we currently hold no information confirming whether or not contamination is an issue.

11. Have elevated indoor radon gas concentrations been identified within buildings on or within 100m of the site? Have radon protection measures been required in buildings on site or within 100m? If so, please provide details.

11.A The Council does not hold radon gas concentration data. However, information is available at [UKradon - UK maps of radon](#)

Disclaimer:

The above response is provided from such information that is readily available to the Council and in its possession. It is believed to be correct but the Council expressly gives no warranty in this respect nor will the Council accept any liability whatsoever for any error, omission or loss occasioned thereby to any person (whether or not the person requested the information) and in particular the Council gives no warranty that it has researched all its relevant archives in order to respond to the request for information.

E. Regulatory Context

The National Planning Policy Framework (NPPF) 2023 sets out Government planning policy for England and how this is expected to be applied to development. Paragraphs 123 to 130 of Section 11 – Making effective use of land; Paragraphs 180, 189, 190 and 194 of Section 15 – Conserving and enhancing the natural environment relate to contaminated land matters. Specially the following paragraphs state the following:

124. Planning policies and decisions should:

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

189. Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

190. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

194. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

In order to assess the contamination status of the Site, with respect to the proposed end use, it is necessary to assess whether the Site could potentially be classified as “Contaminated Land”, as defined in Part IIA of the Environmental Protection Act 1990 and Contaminated Land Statutory Guidance 2012. This is assessed by the identification and assessment of potential pollutant linkages. The linkage between the potential sources and potential receptors identified needs to be established and evaluated.

To fall within this definition, it is necessary that, as a result of the condition of the land, substances may be present in, on or under the land such that:

- a) significant harm is being caused or there is a significant possibility of such harm being caused; or
- b) significant pollution of controlled waters is being caused, or there is significant possibility of such pollution being caused.

It should be noted that DEFRA has advised (Ref. Section 4, DEFRA Contaminated Land Statutory Guidance 2012) Local Authorities that land should not be designated as “Contaminated Land” where:

- a) the relevant substance(s) are already present in controlled waters;
- b) entry into controlled waters of the substance(s) from land has ceased; and
- c) it is not likely that that further entry will take place.

These exclusions do not necessarily preclude regulatory action under the Environmental Permitting (England and Wales) Regulations 2016, which make it a criminal offence to cause or knowingly permit a water discharge of any poisonous, noxious or polluting matter to controlled waters. In England and Wales, under The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009, a works notice may be served by the regulator requiring appropriate investigation and clean-up.

Policy A1 (Managing the impact of development) of the adopted Camden Local Plan (2017) states:

“The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and*
- d. require mitigation measures where necessary.*

The factors we will consider include:

- e. visual privacy, outlook;*
- f. sunlight, daylight and overshadowing;*
- g. artificial lighting levels;*
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;*
- i. impacts of the construction phase, including the use of Construction Management Plans;*
- j. noise and vibration levels;*
- k. odour, fumes and dust;*
- l. microclimate;*
- m. contaminated land; and*
- n. impact upon water and wastewater infrastructure.”*

As per paragraph 6.25 of the Local Plan, the Council expects proposals for the redevelopment of sites that are potentially contaminated to submit relevant assessments and take appropriate remedial action to the Council’s satisfaction if required.

The Draft New Camden Local Plan (Regulation 18 Consultation Version (January 2018) includes two

policies with reference to contaminated land: Policy A1 (Protecting Amenity) and Policy NE4 (Water Quality).

Policy A1 states:

“A. The Council will seek to protect the quality of life of future and existing occupiers and neighbours in Camden. We will grant permission for development unless this causes unacceptable harm to amenity. The Council will:

- i. seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
- ii. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*
- iii. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and*
- iv. require mitigation measures where necessary.*

B. When assessing planning applications, the factors that the Council will consider include:

- i. privacy, overlooking and outlook;*
- ii. sunlight, daylight and overshadowing; iii. impacts of artificial lighting levels;*
- iv. transport impacts, including the impact on the public transport network, and the need for Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;*
- v. the cumulative impacts of the construction phase, including potential impact on, and damage to, highway assets, and the need for Construction Management Plans;*
- vi. noise and vibration levels;*
- vii. odour, fumes and dust;*
- viii. microclimate;*
- ix. contaminated land; and*
- x. impact upon water and wastewater infrastructure.”*

Policy NE4 states:

“A. The Council will seek to ensure that development avoids the pollution of groundwater sources to protect the water environment and public health. The Council will:

- i. Require a Preliminary Risk Assessment to be submitted where land is potentially contaminated. Where development poses a risk to groundwater within the borough’s Source Protection Zones, to submit a Hydrogeological Risk Assessment. If the Hydrogeological Risk Assessment identifies unacceptable risk, then the applicant will be required to provide appropriate mitigation. Any mitigation proposed must be agreed by the Council and Environment Agency in writing prior to implementation.*
- ii. Require applicants to undertake a Foundation Works Risk Assessment (FWRA) where piled foundation works are proposed within a Source Protection Zone, or where piled foundations extend through the London Clay to more sensitive aquifers, to ensure that the risks to groundwater are minimised.*
- iii. Require development within the borough’s Secondary A aquifers to protect groundwater from pollution.*
- iv. Expect developers to prevent discharges to ground through land affected by contamination.”*

F. Risk Rating Matrix

Table F.1: Risk rating for contaminated land qualitative risk assessment

Level of Severity	Likelihood		
	Most Likely	Reasonably Foreseeable	Unlikely
Acute harm or severe chronic harm. Direct pollution of sensitive water receptors or serious pollution of other water bodies.	High	High	Low
Harm from long-term exposure. Slight pollution of sensitive receptors or pollution of other water bodies.	Medium	Medium	Low
No significant harm in either short or long term. No pollution of water that is likely to affect sensitive receptors. No more than slight pollution of other water bodies.	Low	Low	Low

G. Environmental Receptors

The Contaminated Land Statutory Guidance has a four category system that considers harm to human health, controlled waters, flora and fauna, property, livestock and crops. The Categories are broadly defined as follows:

- 1 Contaminated Land – similar to land where it is known that significant harm has been caused or significant harm is being caused
- 2 Contaminated Land – no significant harm being caused but there is a significant possibility for significant harm to be caused in the future
- 3 Not Contaminated Land – there may be harm being caused but no significant possibility for significant harm to be caused in the future
- 4 Not Contaminated Land – no pollutant linkage, normal levels of contaminants and no significant harm being caused and no significant possibility for significant harm to be caused in the future.

Table G.1: Significant pollution to controlled waters

Pollution of controlled waters

Under Section 78A(9) of Part 2A the term “pollution of controlled waters means the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter. The term “controlled waters” in relation to England has the same meaning as in Part 3 of the Water Resources Act 1991, except that “ground waters” does not include water contained in underground strata but above the saturation zones. (Paragraph 4.36)

Given that the Part 2A regime seeks to identify and deal with significant pollution (rather than lesser levels of pollution), the local authority should seek to focus on pollution which: (i) may be harmful to human health or the quality of aquatic ecosystems or terrestrial ecosystems directly depending on aquatic ecosystems; (ii) which may result in damage to material property; or (iii) which may impair or interfere with amenities and other legitimate uses of the environment. (Paragraph 4.37)

Significant pollution of controlled waters

Paragraph 4.38 states that “The following types of pollution should be considered to constitute significant pollution of controlled waters:

- (a) Pollution equivalent to “environmental damage” to surface water or groundwater as defined by The Environmental Damage (Prevention and Remediation) Regulations 2009, but which cannot be dealt with under those Regulations.
- (b) Inputs resulting in deterioration of the quality of water abstracted, or intended to be used in the future, for human consumption such that additional treatment would be required to enable that use.
- (c) A breach of a statutory surface water Environment Quality Standard, either directly or via a groundwater pathway.
- (d) Input of a substance into groundwater resulting in a significant and sustained upward trend in concentration of contaminants (as defined in Article 2(3) of the Groundwater Daughter Directive (2006/118/EC)5”.

Paragraph 4.39 states that “In some circumstances, the local authority may consider that the following types of pollution may constitute significant pollution: (a) significant concentrations⁶ of hazardous substances or non-hazardous pollutants in groundwater; or (b) significant concentrations of priority hazardous substances, priority substances or other specific polluting

substances in surface water; at an appropriate, risk based compliance point. The local authority should only conclude that pollution is significant if it considers that treating the land as contaminated land would be in accordance with the broad objectives of the regime as described in Section 1 (of the Contaminated Land Statutory Guidance). This would normally mean that the authority should conclude that less serious forms of pollution are not significant. In such cases the authority should consult the Environment Agency”.

The following types of circumstance should not be considered to be contaminated land on water pollution grounds:

- (a) The fact that substances are merely entering water and none of the conditions for considering that significant pollution is being caused set out in paragraphs 4.38 and 4.39 above are being met.
- (b) The fact that land is causing a discharge that is not discernible at a location immediately downstream or down-gradient of the land (when compared to upstream or up-gradient concentrations).
- (c) Substances entering water in compliance with a discharge authorised under the Environmental Permitting Regulations.

Significant pollution of controlled waters is being caused

In deciding whether significant pollution of controlled waters is being caused, the local authority should consider that this test is only met where it is satisfied that the substances in question are continuing to enter controlled waters; or that they have already entered the waters and are likely to do so again in such a manner that past and likely future entry in effect constitutes ongoing pollution. For these purposes, the local authority should:

- (a) Regard substances as having entered controlled waters where they are dissolved or suspended in those waters, or (if they are immiscible with water) they have direct contact with those waters on or beneath the surface of the water.
- (b) Take the term “continuing to enter” to mean any measurable entry of the substance(s) into controlled waters additional to any which has already occurred.
- (c) Take the term “likely to do so again” to mean more likely than not to occur again.

Land should not be determined as contaminated land on grounds that significant pollution of controlled waters is being caused where: (a) the relevant substance(s) are already present in controlled waters; (b) entry into controlled waters of the substance(s) from land has ceased; and (c) it is not likely that further entry will take place.

Significant Possibility of Significant Pollution of Controlled Waters

In deciding whether or not a significant possibility of significant pollution of controlled waters exists, the local authority should first understand the possibility of significant pollution of controlled waters posed by the land, and the levels of certainty/uncertainty attached to that understanding, before it goes on to decide whether or not that possibility is significant. The term “possibility of significant pollution of controlled waters” means the estimated likelihood that significant pollution of controlled waters might occur. In assessing the possibility of significant pollution of controlled waters from land, the local authority should act in accordance with the advice on risk assessment in Section 3 and the guidance in this sub-section.

In deciding whether the possibility of significant pollution of controlled waters is significant the local authority should bear in mind that Part 2A makes the decision a positive legal test. In other words, for particular land to meet the test the authority needs reasonably to believe that there is a significant possibility of such pollution, rather than to demonstrate that there is not.

Before making its decision on whether a given possibility of significant pollution of controlled waters is significant, the local authority should consider:

- (a) The estimated likelihood that the potential significant pollution of controlled waters would become manifest; the strength of evidence underlying the estimate; and the level of uncertainty underlying the estimate.
- (b) The estimated impact of the potential significant pollution if it did occur. This should include consideration of whether the pollution would be likely to cause a breach of European water legislation, or make a major contribution to such a breach.
- (c) The estimated timescale over which the significant pollution might become manifest.
- (d) The authority's initial estimate of whether remediation is feasible, and if so what it would involve and the extent to which it might provide a solution to the problem; how long it would take; what benefit it would be likely to bring; and whether the benefits would outweigh the costs and any impacts on local society or the environment from taking action.

Reproduced from DEFRA (2012) Contaminated Land Statutory Guidance pursuant to section 78YA of the Environmental Protection Act 1990 as amended by Section 57 of the Environment Act 1995.

Table G.2: Significant harm to human health, ecological systems and property

Relevant types of receptor	Significant harm	Significant possibility of significant harm
Human beings	<p>The following health effects should always be considered to constitute significant harm to human health: death; life threatening diseases (eg cancers); other diseases likely to have serious impacts on health; serious injury; birth defects; and impairment of reproductive functions.</p> <p>Other health effects may be considered by the local authority to constitute significant harm. For example, a wide range of conditions may or may not constitute significant harm (alone or in combination) including: physical injury; gastrointestinal disturbances; respiratory tract effects; cardio-vascular effects; central nervous system effects; skin ailments; effects on organs such as the liver or kidneys; or a wide range of other health impacts. In deciding whether or not a particular form of harm is significant harm, the local authority should consider the seriousness of the harm in question: including the impact on the health, and quality of life, of any person suffering the harm; and the scale of the harm. The authority should only conclude that harm is significant if it considers that treating the land as contaminated</p>	<p>The risk posed by one or more relevant contaminant linkage(s) relating to the land comprises:</p> <ul style="list-style-type: none"> (a) The estimated likelihood that significant harm might occur to an identified receptor, taking account of the current use of the land in question. (b) The estimated impact if the significant harm did occur – i.e. the nature of the harm, the seriousness of the harm to any person who might suffer it, and (where relevant) the extent of the harm in terms of how many people might suffer it. <p>In estimating the likelihood that a specific form of significant harm might occur the local authority should, among other things, consider:</p> <ul style="list-style-type: none"> (a) The estimated probability that the significant harm might occur: (i) if the land continues to be used as it is currently being used; and (ii) where relevant, if the land were to be used in a different way (or ways) in the future having regard to the guidance on “current use” in Section 3 of the Contaminated

Relevant types of receptor	Significant harm	Significant possibility of significant harm
	<p>land would be in accordance with the broad objectives of the regime as described in Section 1 of the Contaminated Land Statutory Guidance.</p>	<p>Land Statutory Guidance. (b) The strength of evidence underlying the risk estimate. It should also consider the key assumptions on which the estimate of likelihood is based, and the level of uncertainty underlying the estimate.</p>
<p>Any ecological system, or living organism forming part of such a system, within a location which is:</p> <ul style="list-style-type: none"> • a site of special scientific interest (under section 28 of the Wildlife and Countryside Act (WCA) 1981 (as amended) and Part 4 of the Natural Environment and Rural Communities Act 2006 (as amended)); • a national nature reserve (under Section 35 of the WCA 1981 (as amended)); • a marine nature reserve (under Section 36 of the WCA 1981 (as amended)); • an area of special protection for birds (under Section 3 of the WCA 1981 (as amended)); • a “European site” within the meaning of regulation 8 of the Conservation of Habitats and Species Regulations 2010 (as amended); • any habitat or site afforded policy protection under Section 15 of The National Planning Policy Framework (NPPF) on conserving and enhancing the natural environment (i.e. possible Special Areas of Conservation, potential Special Protection Areas and listed or proposed Ramsar sites); or • any nature reserve established under Section 21 of the National Parks and Access to the Countryside Act 1949. 	<p>The following types of harm should be considered to be significant harm:</p> <ul style="list-style-type: none"> • harm which results in an irreversible adverse change, or in some other substantial adverse change, in the functioning of the ecological system within any substantial part of that location; or • harm which significantly affects any species of special interest within that location and which endangers the long-term maintenance of the population of that species at that location. <p>In the case of European sites, harm should also be considered to be significant harm if it endangers the favorable conservation status of natural habitats at such locations or species typically found there. In deciding what constitutes such harm, the local authority should have regard to the advice of Natural England and to the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended).</p>	<p>Conditions would exist for considering that a significant possibility of significant harm exists to a relevant ecological receptor where the local authority considers that:</p> <ul style="list-style-type: none"> • significant harm of that description is more likely than not to result from the contaminant linkage in question; or • there is a reasonable possibility of significant harm of that description being caused, and if that harm were to occur, it would result in such a degree of damage to features of special interest at the location in question that they would be beyond any practicable possibility of restoration. <p>Any assessment made for these purposes should take into account relevant information for that type of contaminant linkage, particularly in relation to the ecotoxicological effects of the contaminant.</p>
<p>Property in the form of:</p> <ul style="list-style-type: none"> • crops, including timber; • produce grown domestically, or on allotments, for consumption; 	<p>For crops, a substantial diminution in yield or other substantial loss in their value resulting from death, disease or other physical damage. For domestic pets, death, serious disease or serious physical damage. For other</p>	<p>Conditions would exist for considering that a significant possibility of significant harm exists to the relevant types of receptor where the local authority considers that</p>

Relevant types of receptor	Significant harm	Significant possibility of significant harm
<ul style="list-style-type: none"> • livestock; • other owned or domesticated animals; and, • wild animals which are the subject of shooting or fishing rights. 	<p>property in this category, a substantial loss in its value resulting from death, disease or other serious physical damage.</p> <p>The local authority should regard a substantial loss in value as occurring only when a substantial proportion of the animals or crops are dead or otherwise no longer fit for their intended purpose. Food should be regarded as being no longer fit for purpose when it fails to comply with the provisions of the Food Safety Act 1990. Where a diminution in yield or loss in value is caused by a pollutant linkage, a 20% diminution or loss should be regarded as a benchmark for what constitutes a substantial diminution or loss. In the Guidance states that this description of significant harm is referred to as an “animal or crop effect”.</p>	<p>significant harm is more likely than not to result from the contaminant linkage in question, taking into account relevant information for that type of contaminant linkage, particularly in relation to the ecotoxicological effects of the contaminant.</p>
<p>Property in the form of buildings. For this purpose 'building' means any structure or erection and any part of a building, including any part below ground level, but does not include plant or machinery comprised in a building, or buried services such as sewers, water pipes or electricity cables.</p>	<p>Structural failure, substantial damage or substantial interference with any right of occupation. The local authority should regard substantial damage or substantial interference as occurring when any part of the building ceases to be capable of being used for the purpose for which it is or was intended.</p> <p>In the case of a scheduled Ancient Monument, substantial damage should be regarded as occurring when the damage significantly impairs the historic, architectural, traditional, artistic or archaeological interest by reason of which the monument was scheduled.</p> <p>The Guidance states that this description of significant harm is referred to as a 'building effect'.</p>	<p>Conditions would exist for considering that a significant possibility of significant harm exists to the relevant types of receptor where the local authority considers that significant harm is more likely than not to result from the contaminant linkage in question during the expected economic life of the building (or in the case of a scheduled Ancient Monument the foreseeable future), taking into account relevant information for that type of contaminant linkage.</p>

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