

Delegated Report		Analysis sheet		Expiry Date:		23/04/2007	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Adele Castle				2007/0988/P			
Application Address				Drawing Numbers			
58-59 Highgate West Hill London N6 6BU				Environmental Site Investigation Report			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>Details of ground investigation pursuant to condition 9 of approved scheme 2005/3591/P dated 14/2/06 for the part demolition of existing offices and construction of three two-storey dwellings.</p>							
Recommendation(s):		Grant					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
		No Electronic:					
Summary of consultation responses:		n/a					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The application site comprises the rear section of a late 19th century 2-storey office building located on a back land site and accessed from Highgate West Hill through an arched entrance. The building forms part of a larger building and together they form an L-shape, with the northern part of the building fronting the east side of Highgate West Hill and forming the boundary with the rear of properties in 1-6 Pond Square and 57 Highgate West Hill.

The application site is located within the Highgate Village Conservation Area. There are no listed buildings within the vicinity of the site. Site lies on contaminated land.

Relevant History

2005/3591/P permission dated 14/2/06 for the part demolition of existing offices and construction of three two-storey dwellings. Granted subject to a contaminated land condition.

Relevant policies

SD10B

Assessment

No development shall take place until:

- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
- b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy EN10 of the London Borough of Camden Unitary Development Plan 2000.

Both relevant parts of the condition (9) have been met and complied with.

Recommend approval.

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