

**ENVIRONMENTAL HEALTH
SUPPORTING COMMUNITIES**

To:	David Fowler, Principal Planner, Development Management, 5 Pancras Square N1C
From:	<i>Julien Diaz BFA (Hons), MSc, MCIEH, CenvH (Environmental Health Team Leader – Noise and Pollution Team)</i>
Date:	11/01/2021
Address:	5 - 17 Haverstock Hill London NW3 2BP
Proposal:	Demolition of existing building and erection of a development comprising residential (Use Class C3), Hotel (Use Class C1) and associated commercial, business and service (Use Class E, formerly Use Classes A1 and A3) with associated works.
Reference:	2020/5623/P
Key Points:	Recommend approval subject to conditions below

ENVIRONMENTAL HEALTH OBSERVATIONS

PART 1 - Introduction

The following documents were reviewed in preparation for the comments below:

- Site Investigation and Basement Impact Assessment Report - dated 10/11/2020
- Land Contamination Preliminary Risk Assessment – dated 02/09/2020
- Health Impact Assessment – dated November 2020
- Waste Management Strategy – dated November 2020
- Sustainability Assessment – dated 10/11/2020
- Energy Strategy – dated 10/11/2020
- Access Statement – dated 11/11/2020

PART 2 - Comments

1. Land Contamination

The preliminary risk assessment report and site investigation / basement impact assessment report are well drafted and comprehensive. I therefore support the recommendations provided by ARUP regarding land contamination and request that:

- investigation work reports regarding the tanks
- remediation strategy
- verification reports
- foundation works risk assessment

are all shared with the Local Authority when produced (Condition 1).

2. Radon

Despite the comments presented in Section 1.7 of the Site Investigation and Basement Impact Assessment Report, Radon Guidance BR 211 (2015) mentions that all basements are at increased risk of elevated levels of radon regardless of geographic location, because more walls are in contact with the ground as well as the floor, and reduced natural ventilation below ground level increases the risk of elevated radon levels. In addition, the Management of Health and Safety at Work Regulations (1999) require the assessment of health and safety risks and both the Health and Safety Executive (HSE) and Public Health England (PHE) state that this should include the measurement of radon for occupied below ground workplaces (occupied for more than 1 hour per week/52 hours of the year), irrespective of whether a site is situated in a radon affected area. This is the responsibility of the Employer. For residential developments Public Health England advise that consideration should be given to testing for radon if the basement includes rooms regularly used.

UK Radon confirmed it is feasible to monitor radon levels in the field, but there is no established way of interpreting the results. Radon levels in soil gas can be 1000's Bq m⁻³ but cannot be used to predict the likely radon level in a building on the same site. To put field levels into perspective the radon Action and Target levels in homes are 200Bq m³ and 100Bq m³ - Public Health England, advises if the action level is exceeded then levels should be reduce to the target level or below. By contract if an employer has a workplace level above 300Bq m³ (Ionising Radiations Regulations 2017) they are required to limit employee exposure to radon, which usually means building mitigation work.

Radon measurements taken in unoccupied buildings (or unoccupied areas of buildings) can give unrepresentative results – too high or too low – and cause problems with interpreting results around the Action Level for homes or IRR17 threshold for workplaces. Whilst the guidance advocates radon testing (which can take 3 months to complete) to establish whether radon protection is necessary, representative monitoring can only be undertaken post construction and whilst the building is occupied. A condition has been recommended below to address the radon issue (Condition 2).

3. Asbestos

The Land Contamination Preliminary Risk Assessment confirms that: "Arup has not carried out a survey of hazardous materials in the buildings, for example asbestos containing materials or lead, as part of this assessment".

As the application building was built before 2000, it is possible that asbestos containing materials (ACMs) may have been used in construction and/or maintenance. If an up-to-date asbestos register is not available, it is recommended that an asbestos survey is undertaken so that any ACMs present can be managed accordingly to protect occupiers/construction/demolition workers.

The proposed development is therefore subject to the condition recommended below:

Part 3 - Conditions

1. Land Contamination

Prior to the commencement of work for each section of the development or stage in the development as may be agreed in writing by the Local Planning Authority (LPA) a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA.

- a. The results of the investigation and detailed risk assessment and, based on these, if remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- b. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (a) are complete and identifying and requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11 / now LCRM). If additional significant contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the LPA.

For the avoidance of doubt, this condition can be discharged on a section by section basis.

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.

2. Small scale ground gas and vapour condition – Post Development:

- a. Before 6 months of the "Sui Generis Use" operating an appropriate radon gas and vapour investigation (incorporating a detailed assessment of the risks to all receptors that may be affected) is undertaken and a ground gas and vapour assessment report (GVAR) [where necessary incorporating a Remediation Strategy (RS)], is submitted to, and approved in writing by, the local planning authority.
- b. The condition will not be discharged until the approved RS is implemented and a Verification Report (VR) is submitted to, and approved in writing by, the local planning authority.

Where remedial measures are implemented to protect end-users of the development they shall be maintained.

Reason: To ensure the risks to the future users of the site can be carried out safely without unacceptable risks in accordance with policies G1, D1, A1, A5 and DM1 of the London Borough of Camden Local Plan 2017.

3. Asbestos

The developer must either submit evidence that site buildings were built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval before commencement. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason To protect occupiers of the development from the possible contamination arising in connection with the buildings on the site in accordance with policies A1 (Managing impact of development), C1 (Health) and CC5 (Waste) of the London Borough of Camden Local Plan 2017