
TO Stuart Croll Development Planning Services
13th Floor City Hall
REFERENCE 22/00063/ADFULL

FROM City Management and Communities
Regulatory Support Team 1 Environmental Sciences
15th Floor City Hall
REFERENCE 22/01210/EECONT
BEING DEALT WITH BY Mark Walshe
TELEPHONE 07931 544 127
DATE 11th January 2022

RE: 64 Hamilton Terrace London NW8 9UJ

Details of land contamination report to cover Phases 1,2 and 3 pursuant to condition 15 of planning permission dated 21 September 2021 (21/00864/FULL)

I require more information regarding this application.

No desk study (phase 1) has been submitted. The covering letter refers to:

- **Phase 1 - Preliminary Risk Assessment by SAS (Project Reference: 21/34202, dated September 2021)**

however, this has not been submitted or agreed, a:

- **Phase 1 Preliminary Risk Assessment by Site Analytical Services Limited dated November 2014 reference 14/22699-1**

was submitted as part of application 21/00864/FULL however I cannot see the more recent preliminary risk assessment has been submitted.

The proposal includes a basement, as per Public Health England document titled: 'UK National Radon Action Plan' published in 2018 it states: 'Radon measurements should be made in regularly occupied basements of properties irrespective of their geographical location (HPA, 2010)'. On the basis I would expect an assessment for the potential of radon.

Within the report it adopts a human health risk assessment for residential scenario without home-grown produce and also states: '*The findings of the Phase 2 site investigation have demonstrated that in the context of a proposed residential use of the site without private gardens*'

The property is a residential premise with a significant garden, therefore I would expect residential with home grown produce to be used for the risk assessment.

Section 5.7.5 states: '*However, the concentration of the phytotoxic substance Total Zinc encountered in one of the samples obtained exceeded the landscape planting generic assessment levels*':

Section 5.11 states: *'In areas of sensitive end use such as gardens, patio's, soft-landscaping etc. soils should be removed from the site to mitigate the risks to end users and break exposure pathways. It would be recommended that the soils be excavated down to at least 600mm and replaced with a geotextile and/or mesh underlying a 200mm thick layer of gap graded crushed concrete (5-75mm) or the like with geotextile underlying 400mm thickness of clean certified Topsoil'.*

With regard to the discharge of phase 1 to 3 of the contaminated land condition, the applicant should ensure any further submissions have regard to any arboriculture requirements as I understand there maybe root protection areas for protected trees at the application site which may conflict with proposed remediation.

Mark Walshe

Environmental Health Enforcement Officer