

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2362

Ward:

Date received: 05/09/2022

Last amended date: 3/10/2022

Drawing number of plans: Site location plan, Delta Architects cover letter ref. 22015/TP/RC dated 2/9/22, 3264.101.B, 102.B, 103.A, 104.A, 105.A, 106.A, Landscape Management and Maintenance Plan – Roof Gardens.

Address: Land at Watts Close N15 5DW

Proposal: Approval of details pursuant to condition 6 (Living Roofs) and 17 (Hard and Soft Landscaping) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings

Applicant: Delta Architects (agent)

Officer contact: Tania Skelli

2. APPROVED DEVELOPMENT

HGY/2022/0035 granted 9/6/2022 - Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings

3. CONSULTATION RESPONSE

LBH Arboriculturalist – Support

LBH Carbon Management - Support

4. ANALYSIS/ASSESSMENT

Condition 6 reads:

Living roofs

(a) Prior to above ground works, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm);
- ii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate
- iii) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- iv) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- v) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- vi) Management and maintenance plan, including frequency of watering arrangements.

(b) Prior to the occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Pursuant to condition 6 the applicant has provided plans and sections to demonstrate the details of the living roofs as well as a management and maintenance plan. This has been considered by the carbon management team as well as Arboriculturalist and considered acceptable for discharge.

Condition 17 reads:

Hard and soft landscaping

Prior to the occupation of the residential units, full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme].

The soft landscaping scheme shall include detailed drawings of:

- a. Those existing trees to be retained including a method protection statement.
- b. Those existing trees to be removed.
- c. Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees (including a minimum of 19nos.) and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

The hard landscaping scheme shall include detailed drawings of:

- e. acoustic boundary treatment to sub-station side
- f. mitigation to prevent cars from entering unintended areas

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. Both the soft and hard landscaping scheme, once implemented, shall be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 17 the applicant has provided plans and sections to demonstrate the details of the hard and soft landscaping around the private and communal outdoor parts of the development. This has been considered by the carbon management team as well as Arboriculturalist and considered acceptable for discharge.

Outstanding conditions include:

4 (Energy), 5 (Overheating), 7 (Biodiversity), 9 (Unexpected contamination), 11+12 (Drainage), 14 (SBD), 15 (Cycle storage), 16 (refuse storage), 18 (EVCP), 19 (Servicing).

Conditions 3, 8 and 10 are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

INFORMATIVE:

The applicant is reminded that the following conditions are outstanding: 4 (Energy), 5 (Overheating), 7 (Biodiversity), 9 (Unexpected contamination), 11+12 (Drainage), 14 (SBD), 15 (Cycle storage), 16 (refuse storage), 18 (EVCP), 19 (Servicing).

Conditions 3, 8 and 10 are currently under consideration.