

26 January 2022

savills

Planning Service
London Borough of Haringey
6th Floor, River Park House
225 High Road
Wood Green
London
N22 8HQ

Joe Oakden
E: joseph.oakden@savills.com
DL: +44 (0) 7977 030125

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Sir/Madam,

26-28 BROWNLOW ROAD, LONDON, N11 2DE
APPLICATION TO DISCHARGE CONDITION 14 OF PLANNING PERMISSION REF: HGY/2020/1615

On behalf of the applicant, Abbeytown Ltd, Savills have been instructed to prepare and submit an application for the discharge of condition 14 pursuant to planning permission HGY/2020/1615 relating to 26-28 Brownlow Road, London, N11 2DE.

Planning permission was granted on the 14th January 2022 for the following development at the above named site:

"Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 1 parking space, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear".

This application seeks to discharge condition 14 attached to the planning permission. In support of this discharge of condition application, please find enclose the following information:

- This Planning Covering Letter;
- Approved Planning Decision Notice (containing the condition which is sought to be discharged);
- Completed application form;
- Detailed Living Roof Plan, prepared by PJC Consultancy.
-

The relevant application fee (£116 + VAT) will be paid under separate cover by our Client.

Condition 14 states the following:

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Living roofs

Prior to the 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 native 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:

- A roof plan identifying where the living roofs will be located;*
- A section demonstrating substrate levels of no less than 120mm for extensive living roofs;*

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



- ii) A plan showing details of the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;*
- iv) Details of the location of log piles / flat stones for invertebrates;*
- v) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);*
- vi) Relationship with photovoltaic array; and*
- vii) Irrigation, management and maintenance arrangements, particularly for the first and second floor smaller living roofs, and those on the third floor.*

The approved living roofs and photovoltaic array shall be provided before 90% of the dwellings are first occupied and shall be managed thereafter 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 Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

In pursuant of Condition 14, a detailed landscaping plan showing the layout of the living roofs, prepared by PJC Consulting has been submitted. This plan contains full details of the location of the living roofs and how they interact with the photovoltaic array. In addition, sections demonstrating the substrate level and full details of the native species and the irrigation arrangements are included within this plan. In our view, the plan addresses all of the requirements outlined within condition 14.

I trust the enclosed information is sufficient to discharge condition 14 relating to planning permission HGY/2020/1615 relating to 26-28 Brownlow Road, London, N11 2DE. Should you require any further information, please do not hesitate to contact me at any time on the details at the head of this letter.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Joe Oakden", written in a cursive style.

Joe Oakden MPLAN MRTPI
Savills (UK) Ltd