

Officer's Report

Application Number	HGY/2023/0309
Type	Approval of details reserved by a condition
Location	26-28, Brownlow Road, London, N11 2DE
Proposal	Application for Discharge of condition 14 Living roofs
Case Officer	Josh Parker
Valid Date	31/01/2023
Applicant	-
Agent	Mr Joseph Oakden

RECOMMENDATION

2. APPROVED DEVELOPMENT

REF: HGY/2020/1615 - 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.

3. ANALYSIS/ ASSESSMENT

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:*

- i) A roof plan identifying where the living roofs will be located;*
- ii) A section demonstrating substrate levels of no less than 120mm for extensive living roofs;*
- 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;*
- v) Details of the location of log piles / flat stones for invertebrates;*
- vi) 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).

DISCUSSION:

Following the granting of permission for HGY/2020/1615 the applicant has engaged PJC Consultancy to design a comprehensive soft a soft landscape management plan. The management plan is comprised of the following sections:

- Landscape Detail – Living Roofs

Officers accepts all requirements of Condition 14 have been met with the above information.

4. RECOMENDATION

GRANT DISCHARGE OF CONDITON