

Officer's Report

Application Number	HGY/2023/0513
Type	Approval of details reserved by a condition
Location	44 Shepherds Hill, Hornsey, London, N6 5RR
Proposal	Approval of details reserved by condition 3 (Details of the Green Roof) attached planning permission Ref: HGY/2022/4131
Case Officer	Kwaku Bossman-Gyamera
Valid Date	21/02/2023
Applicant	Mr & Mrs McGeary
Agent	Mr Alba Luna Crespo Mendoza

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/4131 - Creation of roof terrace on existing flat roof, installation of green roof and alteration to front garden - Approved.

2. CONSULTATION RESPONSE

None

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

Notwithstanding the plans hereby approved, no roof terrace to the extension shall be constructed until full details of the 'green roof' (in specific details of the proposed plant species and how the roof shall maintained) have been submitted to and approved in writing by the Local Planning Authority. The green roof shall not be constructed other than in accordance with the details so approved and shall thereafter be so maintained.

Reason: In the interests of the character and appearance of the conservation area and to ensure the long term success of the proposed green roof.

Pursuant to condition 3 the applicant has provided details of green roof. The applicant intends to use high quality lightweight sedum roof system by Bauder (XF301), that are aimed to create an aesthetically pleasing roof that will offer a variety of planting and contribute positively to the conservation area. The green roof will be regularly maintained to ensure it remains healthy.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION