



Officer Report

Application Number:

HGY/2022/3855

Application Type:

Approval of details reserved by a condition

Address:

Land Opposite 1-24, Remington Road, Tottenham, London, N15 6SS

Proposal:

Approval of details pursuant to condition 6 (Living Roofs) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.

Case Officer:

Daniel Kwasi

Valid Date:

25/10/2022

Applicant:

Delta Architects (Agent)

Agent:

Mr Colin Butcher

RECOMMENDATION

Approve

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Approve

APPROVED DEVELOPMENT

Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities – Approved 09/06/2022

CONSULTATION RESPONSE

LBH Carbon Management Team

The submitted information is sufficient, therefore we recommend discharging condition 6 – see comments dated 02/08/2023

ANALYSIS/ASSESSMENT

Condition 6 reads:

Living roofs

(a) Prior to the commencement of development, 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), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);*
- 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) Roof plans annotating details 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 (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. 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 90% of the dwellings, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of sedum, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof(s) 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 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).

Pursuant to condition 6 the applicant has provided the updated drawing L0834L04 RevF Landscape General Arrangement Plan-Roof on 2nd June 2023. The Climate Change Officer has considered the information submitted and considers the details to be satisfactory. Condition 6 can therefore be discharged.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION

