

Officer Report

Application Number:	HGY/2026/0150
Application Type:	Approval of details reserved by a condition
Address:	Land Adjacent To 1, Jansons Road, London, N15 4JU
Proposal:	Approval of details reserved by a condition 6 (living roof) attached to planning application reference HGY/2025/2482
Case Officer:	Sarah Madondo
Valid Date:	19/01/2026
	6
Applicant:	Mr Aaron Mullarkey
Agent:	Edward Mather

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/2482 – Variation of condition 2 (Approved Plans) attached to approved planning reference HGY/2021/0030 to allow the construction of additional storey to provide 1 x 1 and 1 x 2 bedroom flats. Approved with conditions 14/11/2025

2. ANALYSIS/ASSESSMENT

Condition 6 reads:

Prior to above ground works of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority.

Green 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;*
- 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 heat pumps; and*
- vii) Irrigation, management and maintenance arrangements.*

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).

Pursuant to condition 6 the applicant has submitted a report by Colonyarchitects (dated Jan 2026), which has been reviewed by carbon officer who has confirmed that the submitted information is acceptable. Therefore, it is considered that the details submitted are sufficient for the purposes of discharging of this condition.

3. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to partial discharge conditions 6. The recommendation is therefore one of approval to discharge the conditions as sought by this planning application