

Subject: Submission of Roof Level Sustainability Review – PV / ASHP / Green Roof Coordination

Dear Planning Officer,

We are writing to submit a detailed roof level sustainability review prepared in relation to the approved development, following further technical coordination between the Energy Statement requirements, the proposed air source heat pump (ASHP) installation, and the relevant green roof condition.

This submission relates to the following planning application:

- **Planning Application Reference:** HGY/2024/2534
- **Application Type:** Full planning permission
- **Address:** Land Rear of 98 Alexandra Park Road, London, N10 2AE

The approved Energy Statement (Achieve Green & Energytest, dated 14 October 2024) confirms a minimum requirement for a 5.6 kWp photovoltaic installation. In order to achieve this target within the physical constraints of the roof, the proposed PV array occupies approximately 80% of the available roof plane, which measures approximately 46 m² in total.

In parallel, the ASHP installation introduces fixed operational requirements, including a defined acoustic compliance envelope, airflow clearance zones, and safe maintenance access areas. These constraints are not flexible and are necessary to ensure compliance with the stated 42 dB LAeq (5 min) requirement.

The approved condition requiring a biodiverse or “living roof” assumes a continuous and uninterrupted roof plane capable of supporting extensive substrate build-up, uniform planting distribution, and long-term maintenance access.

However, when the above three requirements are applied concurrently within the same roof envelope, it becomes clear that a direct spatial conflict arises.

We respectfully request consideration of a Section 73 application to vary the relevant condition.

Yours faithfully,

Ibrahim Turk

Itu Property Ltd