



# Officer Report

**Application Number:** HGY/2026/0309  
**Application Type:** Approval of details reserved by a condition  
**Address:** Accord House, Ashley Road, Tottenham, London, N17 9AZ  
**Proposal:** Submission of details to discharge Condition 49(b) (Details of Living and Blue Roofs) of planning permission HGY/2022/0752 as approved on 31/08/2022 for:

Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site.

**Case Officer:** Adam Silverwood  
**Valid Date:** 10/02/2026  
**Applicant:** Design Manager Matthew Ashley  
**Agent:**

## **RECOMMENDATION**

**Approve**

### **1. APPROVED DEVELOPMENT**

Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site.

This application was approved on the 31 August 2022.

### **2. ANALYSIS/ASSESSMENT**

Condition 49 reads:

*‘(a) Prior to the commencement of above ground works, details of the living and blue 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 and blue 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);

iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate

iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m<sup>2</sup> 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 with a minimum footprint of 1m<sup>2</sup>, rope coils, pebble mounds of water trays;

v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m<sup>2</sup>) and density of plug plants planted (minimum 20/m<sup>2</sup> with roof ball of plugs 25m<sup>3</sup>) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);

vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and

vii) Management and maintenance plan, including frequency of watering arrangements.

viii) A section showing the build up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(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 and blue roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, 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 and blue roofs 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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.'*

The documents submitted have been assessed by the Councils Carbon Management Officer who consider, based upon the documents submitted, that this condition is acceptable for discharge for Part B of this condition only.

#### **4. RECOMMENDATION**

##### **GRANT PARTIAL APPROVAL OF CONDITION 49 PART (b) ONLY**

It is considered that sufficient information has been submitted in support of this application to part discharge condition 49 (b).

**Informatives:**

The applicant is informed that Condition 49 has been discharged in part in that it relates to part (b) of Condition 49 only.