



Officer Report

Application Number:	HGY/2026/1549
Application Type:	Approval of details reserved by a condition
Address:	103-107 North Hill, Hornsey, London, N6 4DP
Proposal:	Approval of details pursuant to part A of condition 18 (living roofs) attached to planning permission HGY/2024/3240
Case Officer:	Valerie Okeiyi
Valid Date:	01/06/2026
Applicant:	Mr Mitesh Dhanak
Agent:	Mr raymond Mortimer

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of existing buildings and redevelopment to provide a new care home and rehabilitation clinic (Class C2 - Residential Institution) fronting View Road and including up to 50 beds, hydro pool, salon, foyer/central hub, gym/physio room, lounge and dining rooms and consulting rooms, together with a new residential building (Class C3 - Dwelling Houses) fronting North Hill providing 9 flats (5 x1 bed, 3 x 2 bed and 1 x 3 bed), car and cycle parking, refuse/recycling storage, mechanical and electrical plant, hard and soft landscaping, perimeter treatment and associated works.

2. CONSULTATION RESPONSE

Internal

Carbon Management Response 19/06/2026

Documents submitted:

- D01-02 - 432- Green Roof Details - Data Sheets - Sections- Roof Plan
- Other relevant documents

Response

The applicant has submitted green roof drawings and supporting details to discharge Condition 18.

The submission demonstrates that:

- A roof plan identifying green roof locations has been provided, including both intensive and extensive green roofs;
- Substrate depths are generally compliant, including:
 - o 250mm substrate for intensive green roofs;

- o 150mm substrate for intensive roofs (within acceptable variation range);
- o 120mm substrate for extensive roofs;
- A seed mix / planting approach has been referenced, indicating consideration of vegetation and biodiversity.

On this basis, the submission is considered sufficient to satisfy part (a) of Condition 18 in principle, subject to the development being carried out in accordance with these details.

Prior to occupation, the applicant shall ensure that the living roofs are implemented in accordance with the details approved under part (a), and shall provide confirmation that the following elements have been incorporated:

- A biodiversity-led planting scheme, including native species, planting density, and seasonal variation;
- Inclusion of invertebrate habitat features in accordance with the required density;
- Delivery of substrate variation across roof areas, including multiple substrate types and depth variation;
- Confirmation that all soils are peat-free and plant species are UK-sourced;

The living roofs shall thereafter be maintained and retained for the lifetime of the development.

Conclusion

The submitted information is acceptable, and we can recommend that Condition 18(a) is part discharged. Additional detail and evidence of delivery is required to fully demonstrate compliance with part B of the condition.

3. ANALYSIS/ASSESSMENT

Condition 18 (Living Roofs) reads:

(a) Prior to the above ground commencement of development, details of the living roofs above the offices 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);
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, 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 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 with a minimum footprint of 1m², 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/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs 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.

(b) Prior to the occupation of the unit, evidence must be submitted to and approved by the Local Planning Authority that the living 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 roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living 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, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Officers have reviewed the submitted green roof drawings and supporting details and is satisfied to partially discharge condition 17 in relation to part A only

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 18 – PART (a) ONLY

Informatives:

The applicant is advised that condition 18 has been discharged in part and in that it relates to part (a) only.