



Officer Report

Application Number: HGY/2026/1620
Application Type: Approval of details reserved by a condition
Address: Land Rear of 98 Alexandra Park Road, London, N10 2AE
Proposal: Approval of details pursuant to condition 6 (CMP) and condition 8 (living roof details) attached to planning permission ref. HGY/2024/2534 for Erection of a new two-storey building to the rear of 98 Alexandra Park Road to provide 1x1b2p dwelling granted on 27 February 2025.
Case Officer: Nathan Keyte
Valid Date: 08/06/2026
Applicant: Mr Ibrahim Turk
Agent:

RECOMMENDATION

Refuse

1. PROPOSAL

This is an application for the approval of details pursuant to condition 6 (CMP) and condition 8 (living roof details) attached to planning permission ref. HGY/2024/2534 for Erection of a new two-storey building to the rear of 98 Alexandra Park Road to provide 1x1b2p dwelling granted on 27 February 2025.

CONSULTATION RESPONSE

LBH Transport and Highways – Additional information required.

LBH – Carbon Management – Objects including to loss of green roof, noting wording of condition.

ANALYSIS/ASSESSMENT

Condition 6 (CMP) reads:

No development shall take place until a Construction Management Plan, to include details of:

- i. A programme of works (including measures for traffic management);
- ii. Vehicle routing and if any reversing maneuvers on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
- iii. Storage of plant and materials used in constructing the development;
- iv. The erection and maintenance of security hoarding where appropriate;
- v. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway.

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Assessment

The following information is necessary before the condition can be satisfied:

1. S3 Working Hours needs to commit avoiding works movements at high peak hours (08:00-09:00 and 17:00-18:00).
2. S6 Construction Programme should provide some indicative dates of the envisaged works.
3. S7 Access and Highway Strategy needs to address the following:
 - a. It needs to specify how early and late deliveries will be managed.
 - b. Some indication should be given as to the frequency of reversing off the site on to the public highway and whether or not any on-street any works movements deliveries will occur from on-street and any parking bay suspensions required.
4. S9 Hoarding and Site Security needs to confirm that the site entrance gate will open inwards so not to impede pedestrian thoroughfare on the public footway.
5. S12 Delivery Management Plan should provide some swept path tracking showing how all works vehicles requiring access and egress to the site will be able to do so. It is unclear if works vehicles accessing the site will be reversing on to the site from the highway so to enable forward gear egress from the site.
6. S14 Environmental Management should outline the frequency of monitoring of footways and the highway as to dust and debris from the site being discharged and the frequency of cleaning such locations.
7. S14 needs to specifically commit to ensuring that loads leaving the site are fully secured to ensure no dust or debris discharge on to the highway or footways abutting the site.

Condition 8 (Living Roof Details) reads:

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 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, and no less than 250mm for intensive living roofs;
- iii. 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);
- iv. Relationship with photovoltaic array; and
- v. Management and maintenance plan, including frequency of watering arrangements.

The approved living roofs shall be provided before the development is first occupied and 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).

Assessment:

The application states that due to competing needs on the roofspace, including PV panels and ASHP.

The constraint of limited roof space and the need to accommodate PV and ASHP infrastructure is acknowledged. However, the submitted information does not demonstrate compliance with the wording of Condition 8, which requires provision of a biodiverse living roof with specific planting and ecological benefits. No alternative design solutions have been explored, such as integration of green roof and PV systems (e.g. biosolar approach – which also supports the cooling of panels for optimal operating temperature for effective electricity generation).

The applicant should explore integrated solutions, such as a biosolar roof, to deliver both renewable energy and biodiversity benefits within the same footprint.

The application states that a s73 application is requested for consideration to vary the relevant condition. The applicant is encouraged to take on board the feedback above relating to integrated solutions to ensure this remains in line with relevant policies.

RECOMMENDATION – REFUSE DISCHARGE

Insufficient information has been submitted in support of this application to discharge Conditions 6 and 8. In addition, as the approved development requires the provision of a living roof and that a Section 73 application would be required to vary or remove this requirement.