

		Our ref: HGY/2026/1780 Contact: Kwaku Bossman-Gyamera Date: 23/07/2026
Town and Country Act 1990 (As amended)		
Location:	Fiske Court, Lansdowne Road, Tottenham, London, N17 0NA	
Proposal:	Approval of details reserved by a condition 12 (b) (Living Roofs) attached to planning application Ref: HGY/2022/0305	
Wording of condition 12b:	(b) Prior to the occupation of the dwellings, 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, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.	

Carbon Management Response 23/07/2026

Documents submitted:

- Cover letter prepared by Colony Architects (dated June 2026)
- Green roof photographs prepared by Alexander James Contracts (dated 3 March 2026)

Response

The submitted photographs demonstrate the installation of the green roof build-up, including the underlay, drainage layer, edge trims, growing medium and completed green roof. The submitted evidence also includes a photograph indicating a substrate depth of approximately 150mm.

Conclusion

The submitted information is acceptable, and we can recommend that Condition 12(b) is discharged.